

STAGS

West Johnstone Shippon West Johnstone, Bish Mill, South Molton, Devon EX36 3QE

A brand new, purpose built spacious 4-bedroom detached home with private driveway, parking, wrap-around gardens, garage, study, and three bathrooms, situated in a secluded private setting.

South Molton - 1.5 miles | Barnstaple - 14 miles | Tiverton - 17.5 miles

• Brand new property • Modern heating and supply systems • 4 spacious bedrooms • Large private gardens with driveway and garage • Available beginning of December • A pet is considered subject to vetting • 12+ months • Deposit £2880.00 • Council Tax Band TBC • Tenant fees apply

£2,500 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

THE ACCOMMODATION COMPRISES OF
Covered porch area. Composite front door leading to:

ENTRANCE HALL
Large welcoming entrance hall with glazed balustrade runs along oak stairs rising to the first floor landing. Oak effect LVT flooring.

DOWNSTAIRS W/C 7'6" x 3'4" - to the longest point
Low level WC, wash hand basin with storage cupboard, chrome mixer tap. Oak effect LVT flooring.

STUDY 8'10" x7'6"
Dedicated home office space with a front-facing window. Beige fitted carpet.

SNUG/SITTING ROOM 13'5" x 11'9"
Separate snug/sitting room with dual-aspect windows, creating a bright and comfortable additional reception space ideal for relaxing or entertaining.

KITCHEN/LIVING/DINING ROOM 41'9" x 15'0"
Spacious area ideally suited for entertaining and socialising. Fully fitted sage green 'shaker style' kitchen with marble effect laminate worktops and a purple bespoke splashback above the hob. Built-in double oven & hob, dishwasher. Stainless steel 1.5 sink bowl, draining board, mixer tap. Oak effect LVT flooring. Sliding patio doors leading out on to the rear garden. Door from kitchen area leading to;

UTILITY & CLOAKROOM 15'1" x 6'9"
Fitted sage green 'shaker style' base units with marble effect laminate worktops with stainless steel sink, draining board and mixer tap. Space and plumbing for washing machine and tumble dryer. Oak effect LVT flooring. Door leading through to the garage.

LANDING
Spacious first-floor landing featuring a striking roof lantern that floods the space with natural light, creating a bright and airy central area with access to the bedrooms and family bathroom.

MASTER BEDROOM 17'1" x 15'9" + built-in wardrobe
Superb master bedroom with fabulous country side views through a large picture window. Built-in wardrobe. Beige fitted carpet.

EN-SUITE 1 9'10" x 8'7"
3-piece white suite with vanity unit, large walk-in shower, heated towel rail. Oak effect LVT flooring.

BEDROOM 2 14'11" x 13'8" + built-in wardrobe
Spacious double bedroom. Built-in wardrobe. Beige fitted carpet.

EN-SUITE 2 9'8" x 5'11"
En-suite shower room with large walk-in shower, wash hand basin with vanity unit, low level WC, heated towel rail. Oak effect LVT flooring.

BEDROOM 3 12'11" x 12'10" + built-in wardrobe
Spacious double bedroom with built-in wardrobe. Beige fitted carpet.

BEDROOM 4 14'1" x 12'11"
Bright and spacious double bedroom. Beige fitted carpets.

FAMILY BATHROOM 10'2" x 8'4"
3-piece white suite. Large walk-in shower. Oak effect LVT flooring.

GARAGE

GARDEN
Gravelled areas to the front and rear of the property. Garden to be completed in the Spring due to weather conditions.

AGENTS NOTE
Garden is due to be completed in the Spring due to current weather conditions

SITUATION
West Johnstone Shippon is situated at the end of a shared driveway. South Molton has a good range of shopping, social and banking facilities and amenities including infant, junior and senior schools. Less that a mile from the A361 North Devon Link road the property is in a prime position to provide access to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east, where there is also a main line railway station at Tiverton Parkway on the London Paddington line.

DIRECTIONS
What3Words///pushover.guests.file

From the centre of South Molton head down East Street and continue out of the town towards Bish Mill, on reaching the sign for Bish Mill approx. 1 mile from the edge of town, turn left up an unsigned driveway (after the telephone box) continue up Johnstone Lane for 0.3 miles past the Barn and the Parlour, West Johnstone Shippon will be seen on the right hand side opposite the Linhay.

SERVICES
Electric - Mains connected. Solar panel additional
Drainage - Private septic tank
Water - Mains connected
Heating - Air Source Heat Pump running underfloor heating on ground floor and radiators on first floor
Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.
Ofcom predicted mobile coverage for voice and data: EE and Three - good indoor and outdoor, O2 - good outdoor and variable indoor, Vodafone - good indoor only
Local Authority: Council tax band - To Be Confirmed

RENTERS RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available beginning of December. RENT: £2,500.00 pcm exclusive of all charges. DEPOSIT: £2880.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £75,000.00 is required to be considered. References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £576.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.











IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

30 Boutport Street., Barnstaple, Devon, EX31 1RP
01271 322837
rentals.northdevon@stags.co.uk

@StagsProperty