



## West Johnstone Johnstone Lane, Bish Mill, South Molton, Devon EX36 3QE

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Stags are delighted to be offering this unique, recently completed, substantial detached 5-bedroom, 4-bathroom house in a rural location benefitting from 3KW solar panels and oil fired central heating. The property also has a triple garage, large drive providing ample parking, private garden and country side views. South Molton, with all its amenities, is within easy reach. EPC = B.

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

• UNIQUE BUILD - 3KW SOLAR PANELS • LIGHT, AIRY & SPACIOUS • TRIPLE GARAGE • HIGH QUALITY FINISH • AVAILABLE IMMEDIATELY • ONE PET MAY BE CONSIDERED BY NEGOTIATION • 6 / 12 MONTHS + • DEPOSIT £2,596.00 • COUNCIL TAX BAND E • TENANT FEES APPLY

### £2,250 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## THE ACCOMMODATION COMPRISES

Covered porch area. Composite front door leading to:

### LOBBY

Space for coats and boots. LVT flooring.

### HALL

Fitted carpet. Oak stairs rising to first floor. Smoke detector.

### SITTING ROOM

**24'8" x 14'7" + area leading to patio doors**

Large, light and airy room with outlook over the garden and country side beyond. Fitted carpet. Patio doors leading out to the terrace.

### KITCHEN/LIVING/DINING ROOM **34'5" x 13'6" max**

Spacious area ideally suited for entertaining and socialising. Fully fitted 'shaker style' kitchen with contrasting white laminate work surface. Built-in double oven & hob, microwave, dishwasher. Stainless steel 1.5 sink bowl, draining board, mixer tap. Tiled flooring. Patio doors leading out to the terrace.

### UTILITY ROOM

**12'5" x 8'7"**

Fitted base units with stainless steel sink, draining board and mixer tap. Space and plumbing for washing machine and tumble dryer. BOILER ROOM housing all plumbing equipment and consumer unit.

### BOOT ROOM

**12'3" x 7'1"**

Handy room for storage. Tiled flooring.

### W/C

Low level WC, wash hand basin. Tiled flooring.

### STUDY

**10'9" x 8'11"**

Versatile room. Fitted carpet.

### CLOAKROOM

**9'0" x 4'9"**

Low level WC, Wash hand basin. Fitted carpet.

### LANDING

Glazed balustrade runs along oak stairs rising to the first floor landing. Fitted carpet. Smoke detector.

### MASTER BEDROOM **20'11" x 12'7" + built-in wardrobe**

Superb master bedroom with fabulous country side views. Built-in wardrobe. Fitted carpet.

### MASTER EN-SUITE

**15'10" x 9'8"**

Simply outstanding en-suite bathroom with freestanding bath, large walk-in shower, Jack 'n' Jill basins, low level WC, heated towel rail. LVT flooring.

### BEDROOM 2

**15'0" x 12'7"**

Spacious double bedroom with fabulous country side views. Fitted carpet.

### EN-SUITE 2

**8'8" x 6'6"**

En-suite shower room with large walk-in shower, wash hand basin, low level WC, heated towel rail. LVT flooring.

### BEDROOM 3

**15'9" x 12'0" + built-in wardrobe**

Spacious double bedroom with built-in wardrobe. Fitted carpet.

### EN-SUITE 3

**10'1" x 6'6"**

En-suite shower room with large walk-in shower, wash hand basin, low level WC, heated towel rail. LVT flooring.

### BEDROOM 4

**16'1" x 12'9"**

Large versatile room with country side views. Fitted carpet.

### BEDROOM 5

**10'9" x 10'1"**

Double bedroom. Fitted carpet.

### FAMILY BATHROOM

**10'1" 9'9"**

3-piece white suite. Large walk-in shower. LVT flooring.

### OUTSIDE FRONT

Gates give way to a large driveway flanked by lawned areas. Ample room for parking.

### TRIPLE GARAGE

**31'2" x 19'9"**

Large versatile garaging or storage facility. Concrete floor. Light and power connected.

### GARDEN

West Johnstone is approached through stone entrance pillars. The garden is mainly laid to lawn bounded by hedges with far reaching views over open countryside. There is a large parking/turning area adjacent to the garage. There is a large terrace to the south of the house with access from the sitting room & living room, providing comfortable space for entertainment & al fresco dining.

### SITUATION

West Johnstone 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 than 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/////centuries.washroom.purely

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 and West Johnstone will be seen on the left at the end of the drive, the parking area is at the front of the property.

### SERVICES

Electric - Mains connected. 3KW Solar PV panels

Drainage - Private septic tank.

Water - Mains connected

Heating - Oil fired central heating.

Ofcom predicted broadband services - Standard: Download 9 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band E

### RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_rental\\_sector\\_reform\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_rental_sector_reform_roadmap.pdf)

### LETTINGS

The property is available to let on an Assured Shorthold Tenancy for a minimum of 6 months, Unfurnished and is available from IMMEDIATELY. RENT: £2,250.00 PCM exclusive. No pets, sharers or smokers. DEPOSIT: £2,596.00 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 £67,500.00 is required to be considered. References required. Viewings strictly through the agents.

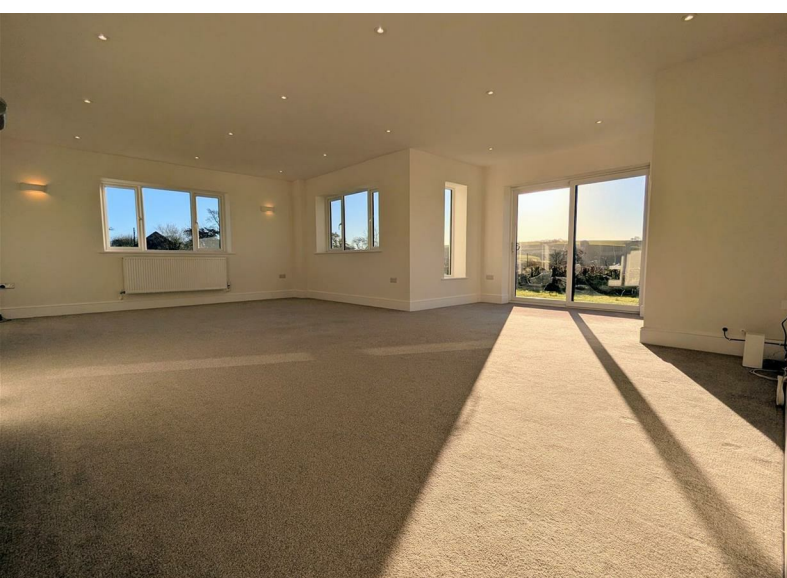
### TENANT FEES AND HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £519.00) 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

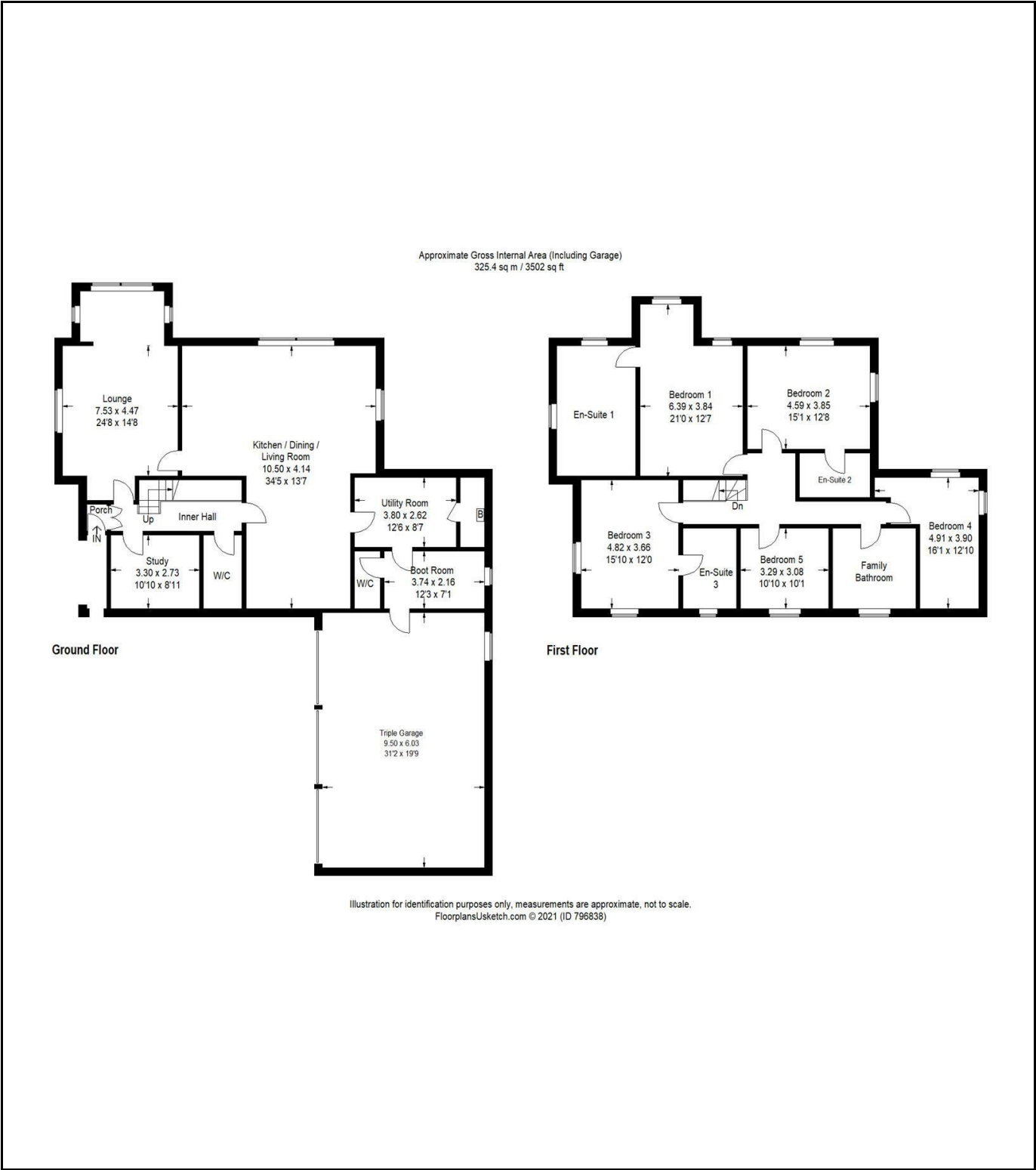
### TENANT PROTECTION

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.



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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (93 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |