



West Johnstone Linhay Johnstone Lane, Bishmill, South Molton, Devon EX36 3QE

A detached barn conversion close to South Molton in a peaceful and private location. Offering contemporary, light and airy accommodation with vaulted ceiling, large bedroom and modern shower room. Ample parking and level enclosed garden.

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

• Spacious One Bedroom Bungalow • Open Plan Kitchen/ Sitting Room • High Quality Barn Conversion • Parking for 3 Vehicles • Available 12th of June • 12+ Months • Pets Considered • Deposit £923 • Council Tax Band B • Tenant Fees Apply

£800 Per Month

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

THE PROPERTY COMPRISES

UPVC glazed door leading to:

ENTRANCE AREA

With access to all rooms. Space for coats and fuse box.
Opening to

OPEN-PLAN KITCHEN/LIVING ROOM **19'10" x 16'10"**

Well-appointed kitchen with shaker style units in a light grey finish with marble effect square edge worktop in a L shape with electric cooker, hob and extractor, 1 ½ bowl stainless steel sink with space and plumbing for washing machine. High vaulted ceilings. Window to the front and double glazed door to the rear garden. Two radiators. White painted plaster walls. Light wood vinyl floor covering.

BEDROOM **10'2" x 12'4"**

A good size double bedroom with window to the rear, carpet and radiator. Built in mirrored wardrobes with various hanging and shelving options. Within the built in wardrobe is the central heating boiler and main controls.

SHOWER ROOM **9'0" x 6'0"**

With a large walk in shower unit fully tiled with glass screen, WC and vanity unit with wash handbasin. Radiator and window.

OUTSIDE

A level enclosed garden with views over the fields. Ample parking for 3 vehicles to the right side of the property. Oil tank.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Mains water- On a sub meter, tenant to read quarterly and provide to bill organiser.

Heating - Oil Fired Central Heating.

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.

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

Local Authority: Council tax band B

SITUATION

West Johnstone Linhay 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. Dating from Saxon times, it has some fine buildings, interesting shops, a museum, stock market on Thursdays and a popular pannier market on Thursdays and Saturdays. 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.

Exmoor National Park is easily accessible and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

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 and the Linhay will be seen on the left hand side, the parking area is adjacent.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available the 12th of June. RENT: £800.00 pcm exclusive of all charges. DEPOSIT: £923.00 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). References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

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](https://stags.co.uk).

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 £194.00 (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.

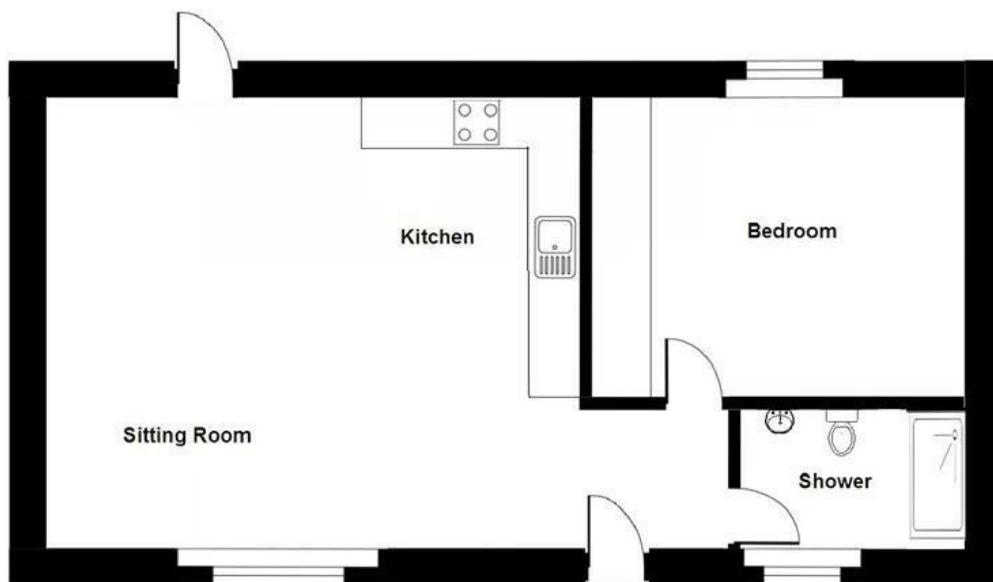
TENANT PROTECTION

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.

AGENTS NOTES

Building work taking place in front of the property, due to be completed by November. Landlord is happy to discuss this with a potential tenant





For Identification Only.
Not to be relied upon.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC