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Residential Lettings



Flat 1, Langmead House, North Street, South Molton, Devon, EX36 3AN

A charming apartment in a former Church with a bright and spacious feel.

• Newly Fitted Kitchen • Large Sitting Room • Bathroom • Two Double Bedrooms • Utility/ Basement • Parking & Courtyard • Tenant Fees Apply • Available February •

**£650 per calendar month**

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

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## ACCOMMODATION TO INCLUDE

Shared entrance hall with stairs up, door to

## PRIVATE ENTRANCE LOBBY

With carpet and cupboard housing electric fuses, door to

## ENTRANCE HALL

With carpet, radiator, good size airing cupboard and doors off to

## KITCHEN

3.30m x 3.12m (10'10 x 10'3)

Comprising of a range of recently fitted units in a white gloss finish with marble effect worktop over, built in cooker, with electric hob and extractor over, built in dishwasher and 1 ½ bowl sink. Large picture window with seat, radiator and oak flooring.

## SITTING ROOM

4.80m x 5.38m (15'9 x 17'8)

A large room with window and seat, radiator and carpets, feature fireplace

## BATHROOM

Comprising of WC, basin, panel bath and a separate shower, laminate tiled effect floor and shaver point.

## BEDROOM ONE

4.11m x 3.12m (13'6 x 10'3)

A large double room with carpet, radiator, window and

built in wardrobe.

## BEDROOM TWO

3.10m x 3.20m (10'2 x 10'6)

A double room with carpet, radiator, window and built in wardrobe.

From the shared entrance hall a door leads through into a small lobby giving access to

## BASEMENT/UTILITY AREA

5.36m x 5.38m 3.15m (17'7-10'5 x 17'8- 10'4)

With a small range of units with sink and space and plumbing for washing machine and tumble dryer, radiator. Door into shared basement with bin store, door to parking area with personal entry phone.

## OUTSIDE

One parking space. Small gravelled sitting out area.

## SERVICES

Mains services connected. Grade II Listed. Council tax band C.

## SITUATION

Langmead House is conveniently situated just a short walk from the centre of the popular market town of South Molton. The town 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. The A361 North Devon Link road bypasses the town and provides 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

From the Stags office in South Molton on the Square turn right on passing Natwest Bank take the path towards the church continue up the steps and then bear left to go towards the front of the church, upon reaching the church walk towards your left and the door to the property will be seen in front of you. Alternatively from the Aller Cross round about follow the signs into South Molton (North Road) on reaching the large crossway signed to Chittlehampton/ Torrington or North Molton, turn left towards North Molton (North Street) and the property will be seen after a short distance on the right hand side.

### LETTINGS

The property is available to rent on a 6 month renewable Assured Shorthold Tenancy, unfurnished and is available February. RENT:£650 per calendar month exclusive of all charges. DEPOSIT:£1000 returnable at the end of the tenancy subject to any deductions. Usual references required. No DSS/Smokers/ Pets or Children. Viewing strictly through the Agents.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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