

STAGS

1 Back Lane, South Molton, Devon EX36 3HW

A spacious four bedroom semi-detached house in a sought after peaceful village location having a new kitchen and utility room, redecorated and new carpet throughout. EPC Band E

South Molton 4 miles | Barnstaple 12 miles | Tiverton 21 miles

• Brand New Kitchen and Utility room • New Carpets and Redecoration Throughout • Private Parking for 3 Cars and Additional Garage Space • Family Bathroom and Separate Ensuite • Available December 2026 • Pets considered by negotiation • 12 + Months • Deposit £1500 • Council Tax Band B • Tenant Fees Apply

£1,300 Per Month

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SITUATION
Ugs Norton is set in the heart of the popular and thriving village of North Molton, itself set on the foothills of Exmoor with the boundary of the National Park about a mile and a half away.
North Molton itself has a very good range of amenities including an excellent general store/post office, primary school, two public houses, churches, garage and a thriving sports club/community centre.
The local market town of South Molton is only about three miles away and has a further range of services including banking, primary and secondary schooling and leisure facilities.
The famous North Devon coast with its wide sandy beaches at Saunton, Croyde and Woolacombe is within easy reach. Exmoor offers a fantastic opportunity for walking, riding and other country pursuits. The area is well known for its shooting and provides some of the best driven pheasant shooting available in the country. There is also excellent fishing on the River Bray, Taw, Torridge and East and West Lyn. Sailing is available on the Taw and Torridge estuaries at Instow. Local golf is available at High Bullen, Chittlehampton and Libbaton, High Bickington with the renowned championship courses at Saunton and Royal North Devon, Bideford also within reasonable distance.

THE PROPERTY IS APPROACHED
Via 5 bar double wooden gates onto a large block pavier drive allowing ample parking for 3 cars and access to garage. Step up to UPVC front door leading to

ENTRANCE HALL
With carpet and stairs to first floor, radiator and wooden doors leading to

STUDY 6'4" x 5'2"
With carpet, radiator and double glazed window.

DINING ROOM 14'2" x 11'6"
With a double glazed window, radiator and carpet, wood door leading to

SITTING ROOM 17'10" x 10'9" max
With solid wood floor, radiator and double glazed patio doors.

KITCHEN/BREAKFAST AREA 17'9" x 7'10"
With tiled floor, radiator, double glazed window. The kithen is currently being replaced and further details will be available shortly. A part glazed wooden stable door leading to

UTILITY ROOM 10'5" x 7'10"
With tiled floor, double glazed window, part glazed UPVC door leading to the back garden. Similarly the utility room is also being refitted and further details will be available soon. A door leading to

DOWNSTAIRS WC
With boiler, double glazed window and tiled floor.

STAIRS TO FIRST FLOOR
Carpet & hatch to roof space (part boarded). Doors off to

MASTER BEDROOM 13'4" x 9'8"
Double glazed window and radiator, carpet. Door leading to the en-suite shower room with double glazed window, vinyl floor, a modern white suite with chrome finishes, heated towel rail, large shower and small door to airing cupboard.

FAMILY BATHROOM
With heated towel rail, double glazed window, vinyl floor, modern white suite with chrome finishes, panel bath with shower over and full length door to airing cupboard. From the landing, steps up to

BEDROOM TWO
Single bedroom with carpet, radiator and double glazed window

BEDROOM THREE
Double bedroom with carpet, radiator and double glazed window.

BEDROOM FOUR 14'8" x 9'10"
Double bedroom with 2 double glazed windows, carpet, radiator.

GARAGE 22'6" x 13'5"
A good sized area with space for one vehicle plus storage, power and light. Accessed by an up and over door to the front and also via a personal door into the utility room.

GARDEN
A good sized level back garden with lawn and raised flower beds, shed and patio area, which can be accessed from the front via a gate to the side of the property.

DIRECTIONS
From our office proceed along East Street, continuing onto the B3227. Follow the road for approximately 1 mile, then turn left into Station Road. Continue for around ¾ mile and at the roundabout take the second exit. Follow the road for just over 2 miles, continuing onto Fore Street, then take the left-hand turning into Back Lane. The property will be found a short distance along on the left-hand side.

What3Words: ///sank.spite.depth

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Heating - Oil fired central heating
Ofcom predicted broadband services - Superfast: Download 34 Mbps, Upload 4 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone - good outdoor and in home.
Local Authority: Council tax band B

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1300.00 pcm exclusive of all charges. DEPOSIT: £1500.00 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 £39,000.00 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 £300.00 (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.

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.





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.

STAGS
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