

STAGS

Sunnyside Fore Street, North Molton, South Molton, Devon EX36 3HL

A newly redecorated character cottage in a village location. with newly installed Air Source Heat Pump heating and water system and solar panels

South Molton 3.7 miles | Barnstaple 13.6 miles | Tiverton Parkway 27.8 miles

• Character Cottage with brand new modern air source heat pump and solar panels • 3 Bedrooms • Kitchen/ Breakfast Room • Lounge • Pets considered subject to suitability and vetting • Available Late October • 12+ months • Deposit £980 • Council Tax Band C • Tenant Fees Apply

£850 Per Calendar Month

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

THE ACCOMODATION COMPRISES OF
Steps leading up to metal gate and path to

FRONT PORCH
leading to wooden front door

LOUNGE
Large feature open stone fireplace with wood burner, large understairs cupboard, two double glazed windows to the front elevation . Door to staircase. Steps leading up into

KITCHEN/ BREAKFAST ROOM
Modern kitchen base units to 3 sides with freestanding electric cooker. Single stainless steel sink with recess under, space and plumbing for washing machine. Wall mounted units to one wall with plate store. Space for small kitchen table. Rear door to Courtyard.

STAIRS TO FIRST FLOOR
Landing with loft hatch. Please note: The stairs are steep and not auitable for young children or anyone unsure on their feet. Door to

BEDROOM 3
Single room with radiator and window to front elevation.

BEDROOM 2
Double room with radiator, built in double wardrobe and window to front elevation.

LANDING
Further steps leading to

BEDROOM 1
Double room with radiator and window to rear overlooking the courtyard.

AIRING CUPBOARD
Housing water tank and ASHP plumbing, good sized with slatted surround.

BATHROOM
White suite comprising paneled bath with mixer tap, electric shower over, Low level WC, vanity unit hand basin. Full height wall tiles. Extractor fan.

OUTSIDE
To the rear is a small courtyard with workshop/shed and storage area. Stone steps lead up to a seating area. Outside tap. To the front is a small gravelled area with potted plants and borders to 3 sides. On street parking is to the front of the cottage a short distance away.

SITUATION
Sunnyside is situated in the sought after village of North Molton, which offers an excellent range of local amenities including two public houses, Parish Church and Methodist Church, excellent general stores/post office, garage/petrol station, primary school and sports club. The village is ideally placed and accessed is easily afforded to the North Devon regional centre of Barnstaple to the west (14 miles). Tiverton is approximately 20 miles to the south east with Junction 27 of the M5 motorway a further 6 miles. At this junction there is also a railway station on the London Paddington line at Tiverton Parkway.
The local town of South Molton is approximately 3 miles to the south and provides all local amenities including infant, junior and senior schools.
Exmoor National Park boundary can be found about 1 mile away giving easy access to most country activities.

DIRECTIONS
From the North Devon link road (A361) take the North Molton turning. Follow this road for approximately 2.5 miles into the village, going through the single lane give way section and the property will be found on the left with a Stags To Let board in view.

What3Words: ///motivations.duos.carbonate

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Heating - Air Source Heat Pump
Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone - all good outdoors and in home.
Local Authority: Council tax band C

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £850.00 pcm exclusive of all charges. DEPOSIT: £980.00 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 £25,500.00 is required to be considered. References required, viewings strictly through the agents.
A pet 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 £196.00 (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.

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

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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