

STAGS

9 Raleigh Park, South Molton, Devon EX36 4DN

A well appointed 3 bedroom semi-detached bungalow with lounge, conservatory, brand new kitchen , bathroom and large front and rear gardens as well as garage and ample off road parking. EPC Band C.

South Molton Town Centre 0.8 miles | North Devon Link Road 2.7 miles | Barnstaple 11.6 miles

• Spacious three bedroom bungalow • Private parking for multiple cars and EV charging point • Convenient town location • Brrand new fitted kitchen • Available Early November 2026 • A pet is considered subject to suitability • 12+ months • Deposit £1326 • Council tax band C • Tenant fees apply

£1,150 Per Month

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

SITUATION
The bungalow is in a slightly elevated position close to the centre of the market town of South Molton, with its shops, services, educational and leisure facilities. The North Devon Link Road (A361) is 5 minutes' away with excellent road links to Barnstaple to the North West and Tiverton and the M5 to the South East. At Junction 27 of the M5, Tiverton Parkway station is located.

THE ACCOMMODATION COMPRISES OF
Concrete drive with ample parking leads to, steps up with rail to:
Glazed and wood front door into:

HALLWAY
Coat cupboard with shelf, hooks and hanging rail. 2 x radiators. Doors to:

SITTING ROOM
Large picture windows to front with slatted sunblinds, curtain track, TV point, telephone point, 2 x radiators. Door to:

KITCHEN
Fitted kitchen with wall & base units, stainless steel sink units, tiled splash backs, corner larder cupboard. Space and connection for gas or electric cooker. Space & plumbing for washing machine, dishwasher and fridge freezer. Radiator.

BATHROOM
Fitted suite: pedestal wash hand basin, WC, bath with electric shower over, tiled splashbacks, double radiator, vinyl flooring. Airing cupboard with slatted shelves, hot tank with immersion heater.

BEDROOM ONE
Double, radiator, 2 fitted cupboards, plus 1 double wardrobe cupboard

BEDROOM TWO
Double, radiator, 2 x fitted wardrobe cupboards

BEDROOM THREE
Double aspect, radiator

CONSERVATORY
uPVC double glazed conservatory with uPVC door to rear garden.

OUTSIDE
The property is set back from the road with sizeable and established front gardens with lawn, shrubs and borders. Space for 3 cars in front of garage with power and light, up and over door, central heating gas boiler. Path continues around the garage to rear garden with paved areas and level lawned garden with hedges surrounding.

DIRECTIONS
From South Molton town centre, proceed along King St and left into West St in the direction of Torrington (B3227) following signs to the hospital. Turn left into Raleigh Park where the property will be found a short distance down on the left hand side.

What3Words: ///airbag.education.bluntly

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: Three, O2 and Vodafone - good outdoor. EE - variable outdoors
Local Authority: Council tax band C

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available Early November RENT: £1150.00 PCM exclusive of all charges. DEPOSIT: £1326.00 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 £34,500.00 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 £236.00 (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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