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NANCEKIVELL&CO

Glebelands, Kings Nympton, Umberleigh, Devon, EX37 9ST

Guide price £150,000

A 4.85 AC EQUESTRIAN HOLDING COMPRISING A TIMBER RANGE OF 3 STABLES, STORE ROOM, TACK ROOM & YARD TOGETHER WITH A 40M BY 20 M MENAGE ALL SET IN GENTLY SLOPING PASTURE. THERE IS A BORE HOLE WATER SUPPLY & MAINS ELECTICITY ALL WITHIN WALKING DISTANCE FROM KINGS NYMPTON AND ONLY A SHORT DRIVE FROM SOUTH MOLTON.

RICS
OnTheMarket.com

VIEWING
Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS
W3W///clubbing.nests.steeped

METHOD OF SALE
The property will be offered for sale by private treaty.

TENURE
The property is freehold and will be offered for sale with vacant possession.

MAPS, PLANS & LAND REGISTRY
A plan which is not to scale is included in these details for identification purposes only. The Land registry number is DN 35671.

LOCAL AUTHORITY
North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. http://www.northdevon.gov.uk

IMPORTANT NOTICE
Nancekivell & Co, their clients and any joint agents give notice that:
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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