



Penruddock Wood, Chittlehamholt, UMBERLEIGH, Devon, EX37 9NS

Guide price £55,000

A VERY PRETTY QUIETLY SITUATED 3 ACRE BLOCK OF MIXED DECIDUOUS & CONIFEROUS WOODLAND
SET IN A SHELTERED VALLEY WITHIN WALKING DISTANCE OF CHITTLEHAMPTON VILLAGE AND 5 MILES
SOUTH OF SOUTH MOLTON ON THE EDGE OF THE MOLE VALLEY.



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

From the Village Park and then walk down Russons Lane from the centre of the village along the footpath passing the Blue , Orange, Purple and Green Wooden Marker posts until after about 700 metres the Pink markers for Penruddock Wood along with a sign will be found on the left hand side.

ACCESS

Access is available from two points the first via Russons lane public footpath from the Village and the second by a hardened track from the B3226 South Molton to Exeter Road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

LAND PLAN

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

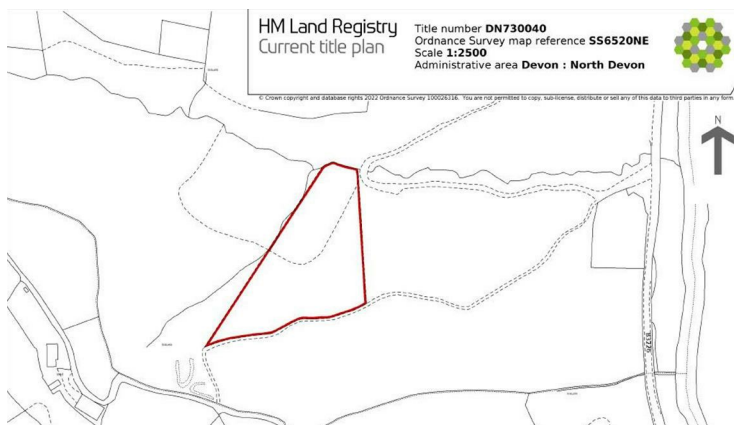
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

LOCAL AUTHORITY

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



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