



East Studham, Yeoford, Crediton, Devon, EX17 5EY

Guide price £250,000

A GOOD SIZED REDUNDANT BRICK BUILT AGRICULTURAL BUILDING WITH A PRIVATE GARDEN AREA TO THE REAR AND STORAGE BUILDING WITH FURTHER LEAN TO TOGETHER WITH A MOST ATTRACTIVE 1/2 ACRE FRONT GARDEN ALL SET IN A QUIET PART OF DEVON NOT FAR FROM EXETER AND THE A30. THERE IS A FURTHER 2 ACRES OF ADJACENT LAND WITH A MOBILE FIELD SHELTER FOR AN ADDITIONAL GUIDE £50,000. THERE ARE MAGNIFICENT EASTERLY VIEWS FROM PROPERTY.



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

<https://w3w.co/foot.spun.greed>

ADDITIONAL LAND

There is a further 2 acres of agricultural pasture land, guide £50,000 together with a field shelter measuring approx 16ft by 14ft edged in red on the attached plan.

METHOD OF SALE

The property will be offered for sale by private treaty.

PLANNING

There is no planning consent attached to the property. Please take advice from planning experts ref current planning policy. Total ground floor area circa 90m2.

SERVICES

There are no services connected to the property but the opportunity to live off grid is a possibility. Otherwise Mains elec & Water are nearby.

LOCAL AUTHORITY

<https://www.middevon.gov.uk>

TENURE

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

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

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.

