



**7 Acres, Land at Brinscott, Combe Martin, Ilfracombe, EX34 0PA**

**Guide price £70,000**

A 7 ACRE LEVEL OR GENTLY SLOPING SIGLE ENCLOSURE SITUATED BETWEEN COMBE MARTIN AND ILFRACOMBE SURROUNDED BY DEVON BANKS WITH DIRECT ACCESS ON TO THE A3123 WITH LOVELY VIEWS ACROSS UNSPOILT FARMLAND AND DISTANT VIEWS UP TO EXMOOR.





**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///user.hence.sizing

**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**

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

**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.

