



Timber Yard, Sock Hill, Ash Thomas, Tiverton, EX16

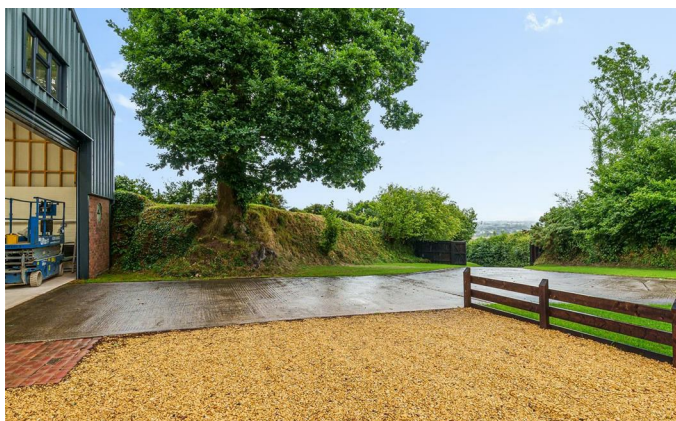
Guide Price
£300,000

**Symonds
& Sampson**
ESTABLISHED 1858

Timber Yard, Sock Hill, Ash Thomas, Tiverton, EX16 4NU

- 3,122 sq ft
- 290 sq m
- High specification light industrial unit
 - Insulated cladding
 - Ample eaves height
 - Roller shutter doors
 - Lockable gates
- Kitchen, WC and mezzanine storage
- Internal office and storage overlooking the workshop space
- Accessible rural location near Junction 28 of M5

Viewing strictly by appointment through Symonds &
Sampson Dorchester Commercial Office on 01305 261008
ext 3





The property

A modern light-industrial commercial unit in an attractive rural location, finished to a high standard with great attention to detail

Services

Mains water; single-phase electricity, sewerage treatment plant

Tenure

Freehold

Local Authority

Mid Devon District Council

Current rateable value (1 April to present)
£7,000

Location

Quiet rural location near the village of Ash Thomas

Junction 28 of the M5 is a 10-minute drive away

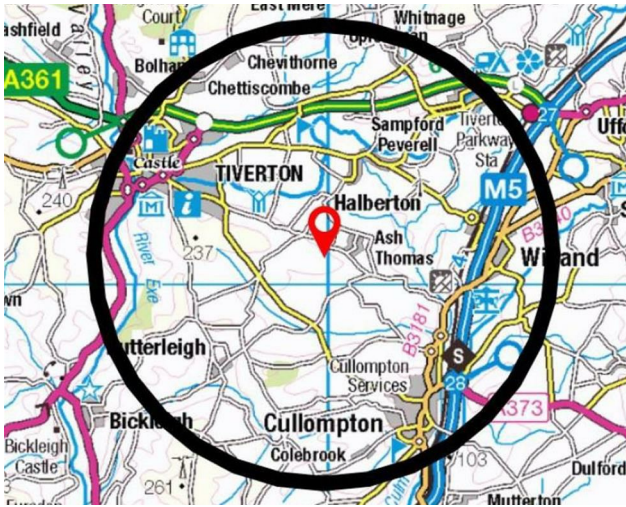
Tiverton 4.7 miles; Cullompton 3.9 miles; Exeter 17 miles

Grid Reference SS999106

What3Words/// paying.breathing.suffix

Viewing

Viewing strictly by appointment through Symonds & Sampson Tiverton Agricultural Office on 01884 218911



Timber Yard, Ash Thomas, Tiverton

Approximate Area = 3122 sq ft / 290 sq m (excludes void)

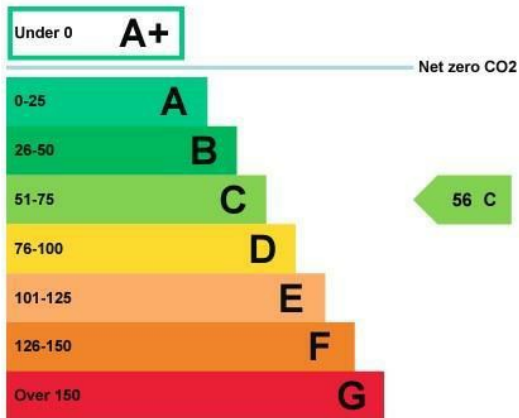
For identification only - Not to scale



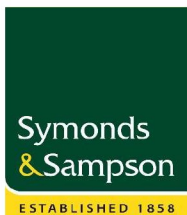
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1006864



This property's current energy rating is C.



JRR 06 October 2023



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