

## 9 Bal Lane, Mary Tavy, Tavistock, PL19 9PD

Auction Guide Price +++ £50,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- 360 TOUR COMING SOON
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- LEASEHOLD 1 BED FLAT
- VACANT | UPDATING | 512 Sq Ft
- SHARED BACK GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - SEPTEMBER LIVE ONLINE AUCTION - A Leasehold 1 BED GROUND FLOOR PURPOSE BUILT FLAT ( 512 Sq Ft ) with scope for BASIC UPDATING | VACANT

# 9 Bal Lane, Mary Tavy, Tavistock, PL19 9PD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 9 Bal Lane, Mary Tavy, Tavistock, Devon, PL19 9PD

Lot Number TBC

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £50,000 - £100,000

### THE PROPERTY

A Leasehold 1 bedroom flat ( 512 Sq Ft ) occupying the ground floor of this 1960's purpose built block.

We understand flat 9 shares the rear garden with flat 10.

Sold with vacant possession.

Tenure - Leasehold ( New 999 year lease )

Council Tax - A

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT FLAT | BASIC UPDATING

The property has been previously let ( now vacant ) and would benefit from basic updating with scope for a fine home or investment in this sought after village.

### LOCATION

The village of Mary Tavy has a thriving community with a Post Office and general store, public house, active village hall and outstanding Ofsted primary school. There is easy access to open countryside and moorland for those who enjoy walking and cycling. The property sits just over four miles from the busy market town of Tavistock and has easy access to the nearby town of Okehampton, which has a rail link to Exeter as well as access to the A30 corridor. The cities of Exeter and Plymouth are both easily accessible by car and there is a regular bus service from the village going in either direction.

### SOLICITORS & COMPLETION

Lucy Bradbury

Capsticks

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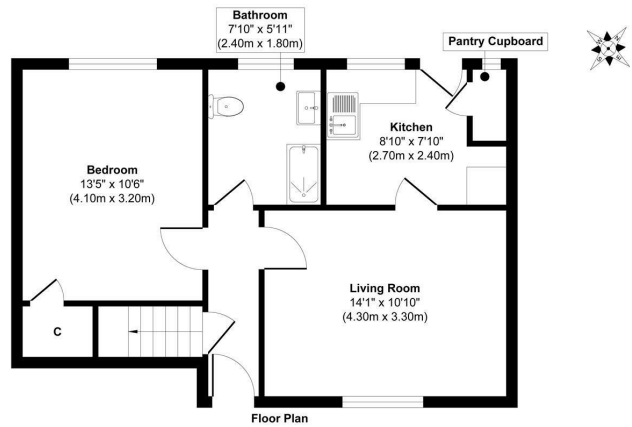
Lucy.Bradbury@capsticks.com

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### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

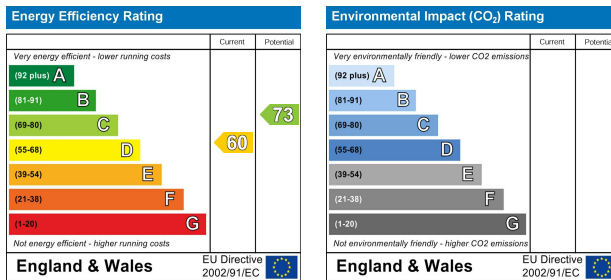
## Floor plan



Approx. Gross Internal Floor Area 512 sq. ft / 47.57 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.