



2 Chapel Street



Bus Station 150 yards • Town Centre 750 yards • Whitchurch Down 1.3 miles (1 mile on foot) • Plymouth 15 miles • What3words.com ///cubes.flags.alive. • For detailed directions please contact the office.

For sale by Informal Tender, a circa 1,750sq.ft, 4-bedroom period house in the heart of Tavistock, needing total renovation, complete with a sizeable garden and brick outbuilding.

- For Sale by Informal Tender
- Closing - Weds 16/10/24 at 12:00pm
- Well-proportioned Victorian Home
- 4 Bedrooms, 2 Receptions
- Classic Period Features and Details
- In Need of Total Renovation
- 100ft Rear Garden and Outbuilding
- Hugely Accessible, Central Location
- Freehold
- Council Tax Band: C

Offers In Excess Of
£150,000

SITUATION

This period home is located in a conservation area in the very heart of Tavistock, within 750 yards of the town centre, high street, and other facilities and amenities, all within level walking distance. Additionally, the town's bus station is within 150 yards, providing a direct link into Plymouth from where there is a national rail connection. Dartmoor National Park is accessible within a mile, on foot, at Whitchurch Down.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. The maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

DESCRIPTION

This is a very rare and interesting opportunity to acquire a sizeable Victorian home in a hugely convenient, central position within Tavistock, needing complete renovation but offering an incoming owner the chance to mould the property to their tastes and requirements.

In our client's family for 60 years, the house offers well-proportioned and classically characterful rooms, with period features including shuttered sash windows, ornate moulded coving, picture rails, original cupboards and several fireplaces. In brief, the accommodation is comprised of a porch, hallway, sitting room, separate dining room, kitchen, utility/store and WC on the ground floor, plus four bedrooms (one of which is a through-room) and a bathroom on the first floor, amounting to almost 1.750sq.ft in all. Opportunities to reconfigure or even extend the accommodation may exist, subject to any necessary consents or approvals.

Externally, the house is set back from the road by a front garden area, whilst the principal garden can be found at the rear. Extending to over 100ft in length, the rear garden leads up to West Street, where there is pedestrian access out, and also features a wooded area and a brick outbuilding - potentially useful as a workshop or tool/machinery store, amongst other potential uses. Please note that the property has no parking - on-street availability is on a first-come, first-served basis.

SERVICES

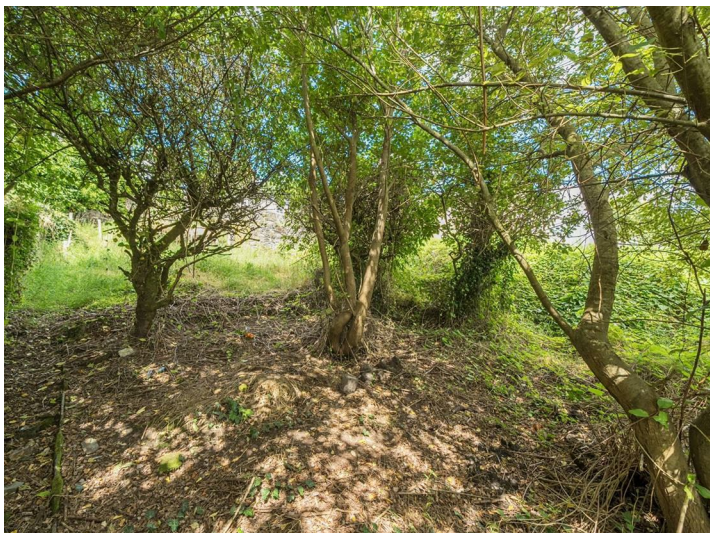
Mains water (metered), electricity, and drainage are connected to the property. There are 11x PV panels on the roof benefitting from a feed-in tariff. Heating has been via night storage heaters. Ultrafast broadband is available. Mobile voice/data services are available through all four major providers (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

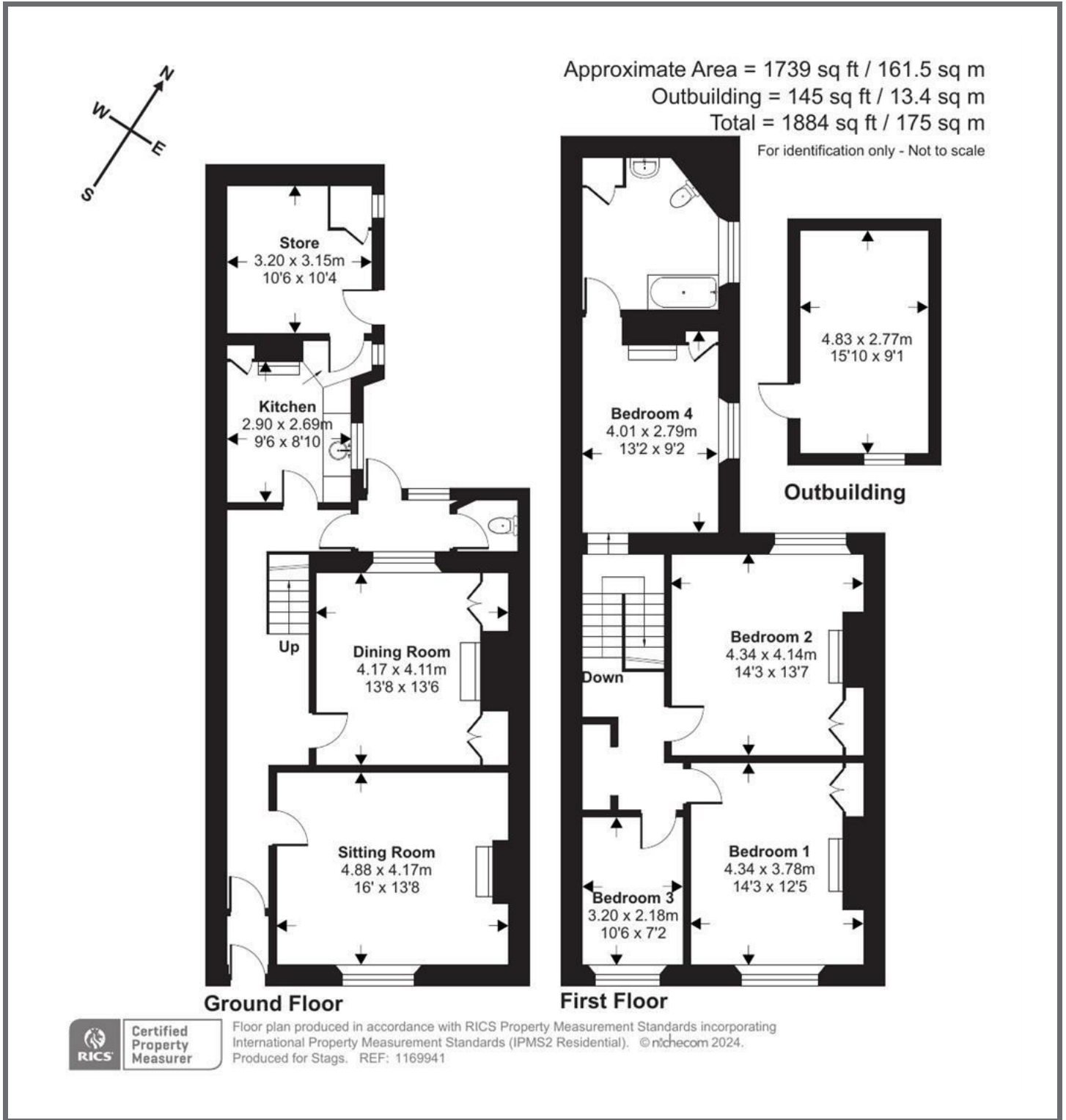
METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale as a whole by Informal Tender. The closing date for tenders to be submitted is Wednesday 16th October 2024 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted we will require proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.

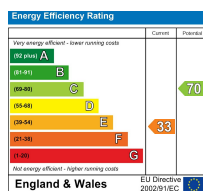
AGENT'S NOTE

1. We believe the property is unlikely to be suitable for mortgage lending but interested parties should make their own enquiries with a mortgage adviser.
2. We understand that the neighbouring property has a right of way to access the pedestrian gate at the rear of the garden, out onto West Street.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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