

STAGS

52, Bannawell Street

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Tavistock, Devon PL19 0DP

Town Centre (Bedford Square) 500yds • Whitchurch Down (Dartmoor National Park) 1.1m • Plymouth 15m • Exeter 40m

A substantial and versatile period townhouse offering generous accommodation over several levels, now requiring refurbishment throughout, with an enclosed rear garden and considerable scope for improvement. Offered to the market with no onward chain.

- For Sale By Informal Tender
- Closing Date: 28/10/2026 12:00pm (Midday)
- Substantial 3/4 Bedroom Period Townhouse
- Attractive Mid-19th Century Terrace
- In Need of Refurbishment
- Spacious & Versatile Accommodation
- Enclosed Rear Garden, Garage & Carport
- No Onward Chain
- Freehold
- Council Tax Band: C

Guide Price £250,000

SITUATION

The appealing character home occupies a hugely convenient location in the heart of Tavistock, within walking distance of the town's many facilities and amenities. The garden, which sits behind the townhouse, faces west and enjoys an attractive view of the town's iconic viaduct. Tavistock itself is a thriving market town, forming part of a designated World Heritage Site, rich in history and tradition dating back to the 10th century. Well-known for its wonderful sense of community and offering a very high standard of living, today the town offers a superb range of shopping, recreational and educational facilities.

DESCRIPTION

52 Bannawell Street is a substantial period townhouse forming the middle of an attractive 3-house mid 19th-century terrace. The property offers spacious and highly versatile accommodation arranged over several levels, with generous room proportions, high ceilings and considerable character. Now in need of refurbishment throughout, the house provides an excellent opportunity for a purchaser to restore and modernise the property to their own specification while retaining and enhancing its period features.







ACCOMMODATION

The front door opens into a long entrance hall, with a particularly generous sitting room positioned to the front of the property. The next room along, currently used as a bedroom, is a versatile space with high ceilings and could equally lend itself to use as a reception room, home office or further living accommodation. From the hallway, stairs rise and turn towards the upper floors, with a shower room positioned off the half landing. A separate staircase descends two steps from the entrance level to a well-presented bathroom, before continuing down to the lower ground floor. The lower ground floor provides a generous sitting room, offering a good amount of living space, together with the kitchen and separate pantry. Off the kitchen, which has original slate flooring, is a garden room leading to a useful utility area, housing the boiler and providing space for a washing machine, tumble dryer and generous storage space. A door from this level provides direct access to the rear garden. The upper floors provide the remaining bedroom accommodation, with the split-level arrangement contributing to the character and flexibility of the house, the upper floor beyond the shower room provides a further two bedrooms. From the landing, a timber staircase leads to a substantial loft area, which benefits from Velux windows and offers considerable potential for further use or conversion, subject to obtaining any necessary consents.

OUTSIDE

To the rear is an enclosed garden, arranged over several levels. Immediately adjoining the house is a courtyard area, with outside original 19th century WC, with steps rising to a lawned section of garden and further steps to a terrace above the garden room. Beyond the lawn is a pleasant veranda/seating area, which enjoys the evening sun and provides an attractive space for outdoor seating and entertaining. Doors from the veranda lead to the spacious garage and convenient carport area, accessed from Lakeside at the rear, providing off-road parking for two cars. The different levels and areas of the garden offer considerable scope for further landscaping and improvement.

SERVICES

All mains-supplied services with gas-fired central heating. Ultrafast broadband is available. Good mobile voice/data service is available via the four major network 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 28th October 2026 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 the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. The vendors do not undertake to accept the highest or any offer received.

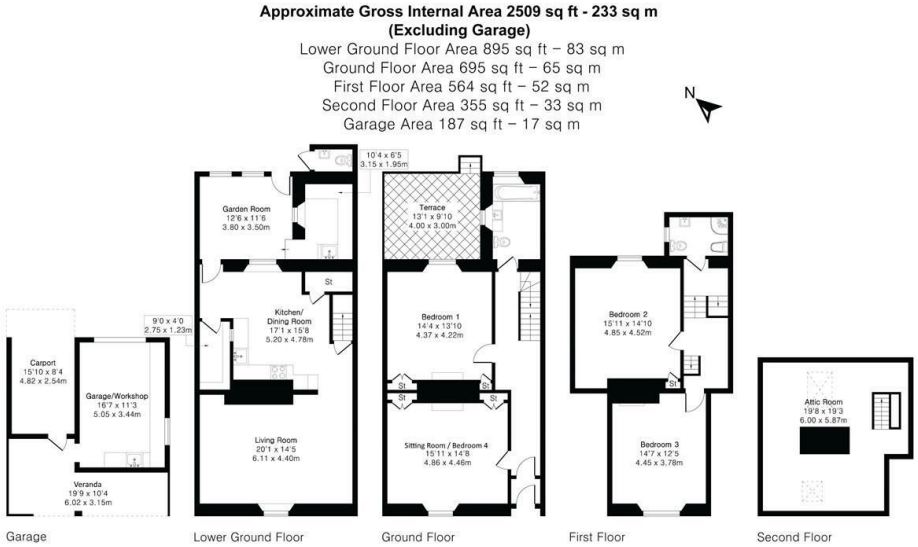






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



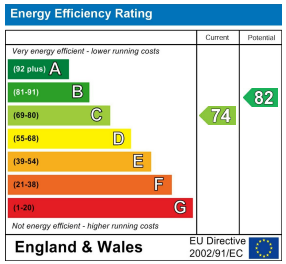


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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