



Bond
Oxborough
Phillips

Changing Lifestyles

16 Bannawell Street,
Tavistock,
PL19 0DJ



Asking Price - £195,000



Changing Lifestyles

01822 600700

16 Bannawell Street, Tavistock, PL19 0DJ



- Victorian Terraced Property
- Popular Market Town Location
- Short Walk to Local Amenities
- 3 Bedrooms
- Courtyard and Large Garden area
- Small Attached Outbuilding
- On Street Parking
- No Onward Chain
- Offered via the Modern Method of Auction
- EPC - D



A superb opportunity to acquire a Victorian period property with three good size bedrooms in a sought-after central Tavistock location, offering significant potential to add value. This spacious home, arranged over three floors, presents an ideal project for buyers looking to modernise and create a high-quality family home or investment property. The property retains a number of attractive period features including sash windows, doors, original flooring and picture rails. The current layout offers excellent scope for reconfiguration, including the potential to create an open-plan kitchen/dining space, a downstairs w/c, upgrade the existing bathroom and add an en-suite bathroom to the top floor principal bedroom (subject to any necessary consents). Externally, the large terraced garden provides significant potential for landscaping and outdoor entertaining areas, while the sunny rear courtyard and outbuilding offer further flexibility.

The property has already undergone a recent roof survey and repairs, providing reassurance for prospective buyers undertaking renovation works. Offered to the market chain-free, this is an excellent opportunity for investors, developers or buyers seeking a project in a prime town centre location.

Auctioneer Comments;

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Changing Lifestyles

Tavistock is a historic market town on the edge of Dartmoor National Park, renowned as the birthplace of Sir Francis Drake.

Centred around Bedford Square, the town offers excellent amenities including the renowned Pannier Market, a wide range of shops, cafés, restaurants, healthcare facilities, schools, and leisure amenities. Recreational opportunities include golf, tennis, bowls, cricket, football, and athletics.

The city of Plymouth is approximately 15 miles south, while Exeter, around 40 miles northeast, provides mainline rail services and access to the M5 motorway.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1



Floor 2



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.