

## 2 Marchants Way, Meavy, Yelverton, Devon, PL20 6PW

Sold @ Auction £240,000



- FOR SALE BY ONLINE AUCTION
- VIRTUAL TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- LEGAL PACK COMPLETE
- VIEWINGS - REFER TO DETAILS
- SOLD @ JUNE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 3 BEDS | LARGE GARDENS
- UPDATING | EXTEND | PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold 3 BED SEMI DETACHED HOUSE ( 875 Sq Ft ) with LARGE FRONT AND REAR GARDEN now in need of BASIC UPDATING.

# 2 Marchants Way, Meavy, Yelverton, Devon, PL20 6PW

## Accommodation

## Floor plan

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JUNE ONLINE AUCTION \*\*\*

GUIDE PRICE £160,000 +++  
SOLD @ £240,000

ADDRESS | 2, Marchants Way Meavy, Yelverton, Devon, PL20 6PW

Lot Number 41

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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"

### THE PROPERTY

A Freehold semi detached house occupying a large plot with generous front and rear gardens. The accommodation ( 875 Sq Ft ) is arranged over two floors with 3 bedrooms.

Porch | WC | Lounge / Diner | Kitchen  
Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom  
Front and Rear Gardens

Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - D  
Utilities, Rights & Restrictions - S157 - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | UPDATING

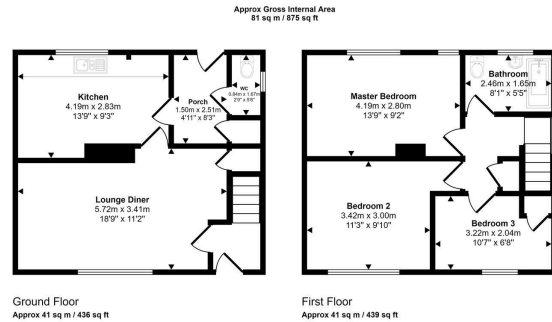
The property has been let for many years ( now vacant ) and would benefit from some basic updating to make a fine home in this sought after location.

EXTEND TO REAR | ATTIC | SIDE

There is scope to extend the property to the rear, side into the attic space to create further accommodation - subject to consents.

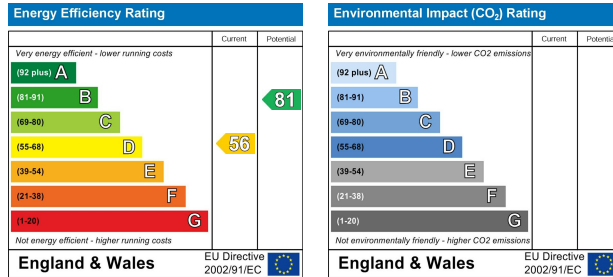
### LOCATION

Meavy lies approximately two miles from the larger centre of Yelverton. Meavy is well-known for The Royal Oak, overlooking the village green, and has a popular primary school. Burrator Reservoir is but a mile away and provides excellent walking and cycling opportunities. Yelverton has a range of shops including supermarket, butchers, hairdressers, doctors, chemist, garage, cafés and public house. Tavistock, to the north, and Plymouth, to the south, provide further, Dartmoor National Park is one of the country's finest areas of wilderness and offers around 365 square miles to be enjoyed by outdoor enthusiasts, nature lovers, or simply those looking for some peace and tranquillity. extensive, facilities.



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



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.