



Stapleton House 15 New Road, Brixham, Devon, TQ5 8NA
Freehold House
Auction Guide £200,000

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Auction Guide Price: £200,000 – £220,000 (+ fees)

Freehold | Part Let at £15,120 per annum

The property is to be offered online by Clive Emson Auctioneers on 24th July 2025. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Located at the seaward end of New Road, just a short stroll from Brixham's picturesque harbour and vibrant town centre, this substantial mid-terrace property presents a superb investment opportunity. Currently arranged as three self-contained apartments set over three floors, the property offers both immediate rental income and further potential for enhancement.

Flat 1 is situated on the ground floor and comprises a living room with kitchen area, one bedroom, and a bathroom. It is currently let on an Assured Shorthold Tenancy Agreement at a rental of £560 per calendar month.

Flat 2 spans both the ground and first floors, with a kitchen/living room and bathroom on the first floor, and two bedrooms at ground floor level. This flat is currently vacant, having previously been let at £700 per calendar month, offering scope for a new tenancy and an increase in annual income.

Flat 3 is accessed from the first floor, with accommodation arranged over two levels. It includes a kitchen/living room, bedroom, and hallway, with a second bedroom and bathroom located on the upper floor. This flat is also let on an Assured Shorthold Tenancy Agreement at £700 per calendar month.

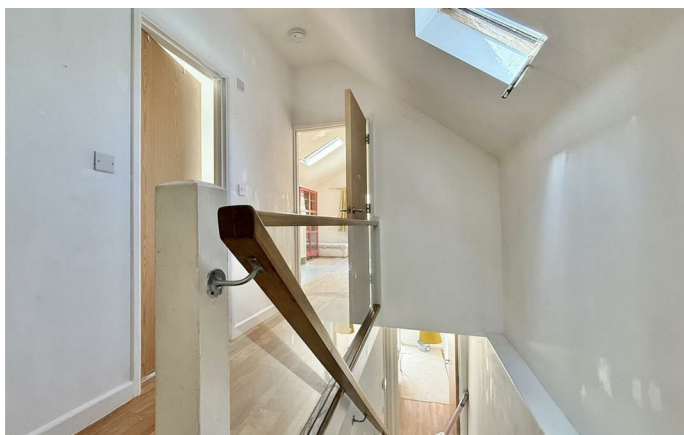
Each of the apartments falls within Council Tax Band A. EPC ratings range from D to E across the flats. The property also benefits from a large rear garden, which is accessible from both Flats 1 and 2.

Being sold freehold with part vacant possession, this is an ideal opportunity for investment buyers seeking a property with an established income stream and strong potential in one of South Devon's most popular coastal towns.

Council Tax Band: A



- For Sale Via Auction
- Good Condition Throughout
- Online Auction Opens 24th July '25
- Two x Two Bedroom Flats
- Three Self Contained Flats
- Prime Town Centre Location
- Large Private Rear Garden
- One x One Bedroom Flat



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