



"Landfall" Brixham Road, Paignton, TQ4 7BQ

**EricLloyd**  
&Co.



## Auction Guide Price £200,000 plus (plus fees) Freehold

LOT Number: TBC - "Landfall" Brixham Road, Paignton TQ4 7BQ

**Auction Guide Price £200,000plus ( Plus fees)**

**OPEN HOUSE EVENTS FRIDAY 11<sup>TH</sup> SEPT 4pm-5pm & SATURDAY 19<sup>TH</sup>**

**SEPT 9.30am-10.30am**

**AUCTION DATE 24<sup>TH</sup> SEPTEMBER**

The property is to be offered online by Clive Emson Auctioneers on 23rd July 2026  
To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

Tenure: Freehold Status: Vacant residential.

A very spacious **FIVE BEDROOM/TWO RECEPTION DETACHED CHALET BUNGALOW** with 174.4 approx. sq. metres of space for comprehensive refurbishment and repair standing in good size front and rear gardens with parking to front and side and large **DOUBLE GARAGE** to rear.

Offering huge potential for a purchaser to re-model or re-build.

The accommodation currently offers. Ground Floor: Entrance Hall. Lounge and Dining Room, three double bedrooms, bathroom and shower room with seperate w.c.. On the first floor are two further double bedrooms.

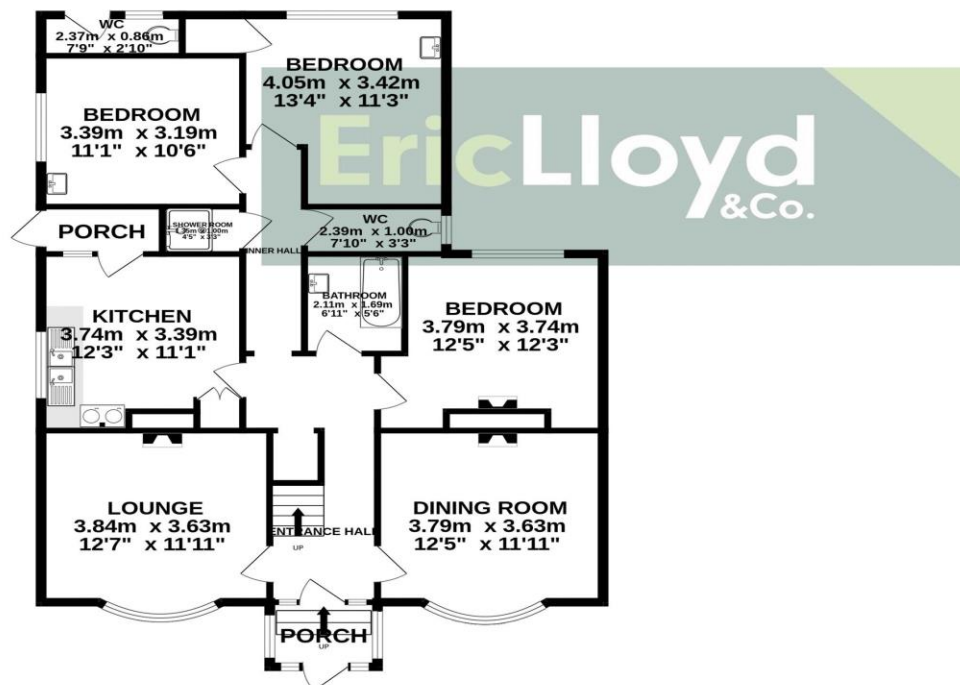
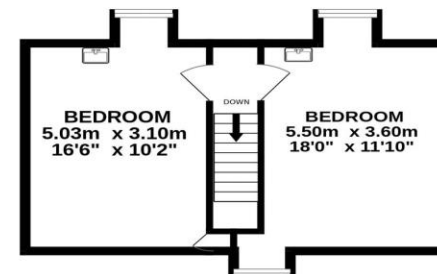
The property is conveniently situated with local amenities close-by, and within two miles of Paignton town centre with its main railway station, shops seafront and harbour.



GROUND FLOOR  
141.5 sq.m. (1523 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 174.4 sq.m. (1877 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026





ENERGY PERFORMANCE RATING: G

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available at this location along with mobile reception. Please note that the property has a SEPTIC TANK.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ  
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE  
churston@ericlloyd.co.uk

**EricLloyd**  
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.