



14 Orchard Grove, Brixham, TQ5 9RH





## Auction Guide Price £170,000 Freehold

### OPEN HOUSE EVENTS

FRIDAY 24<sup>TH</sup> APRIL 10:15 AM - 11:15AM.

TUESDAY 28<sup>TH</sup> APRIL 4PM - 5PM.

TUESDAY 5<sup>TH</sup> MAY 10:30Am – 11:30am

Lot 44 – 14 Orchard Grove, Brixham, TQ5 9RH

Auction Guide Price – £170,000 - Plus fees

The property is to be offered online by Clive Emson Auctioneers on 7 May 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

This is a great opportunity to purchase a **THREE BEDROOM SEMI-DETACHED HOUSE** that requires renovation, offering strong potential for improvement.

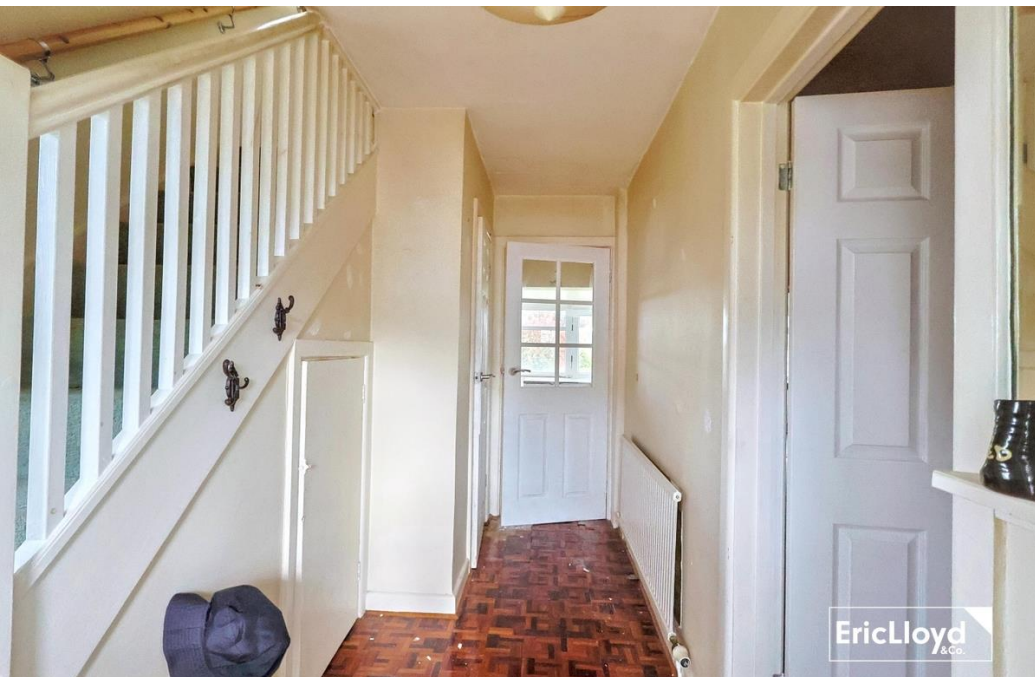
The property includes both front and rear gardens, along with a garage and off-road parking.

Located in a sought-after residential area of Brixham, a well-known fishing town on the English Riviera, the home is close to the picturesque harbour, as well as a range of local shops and amenities.

The property consists of a spacious ground Floor: Entrance Hall, good open planned style living room, kitchen, dining room, and W.C. and on the first floor: Three bedrooms and a shower room with W.C. Outside offers

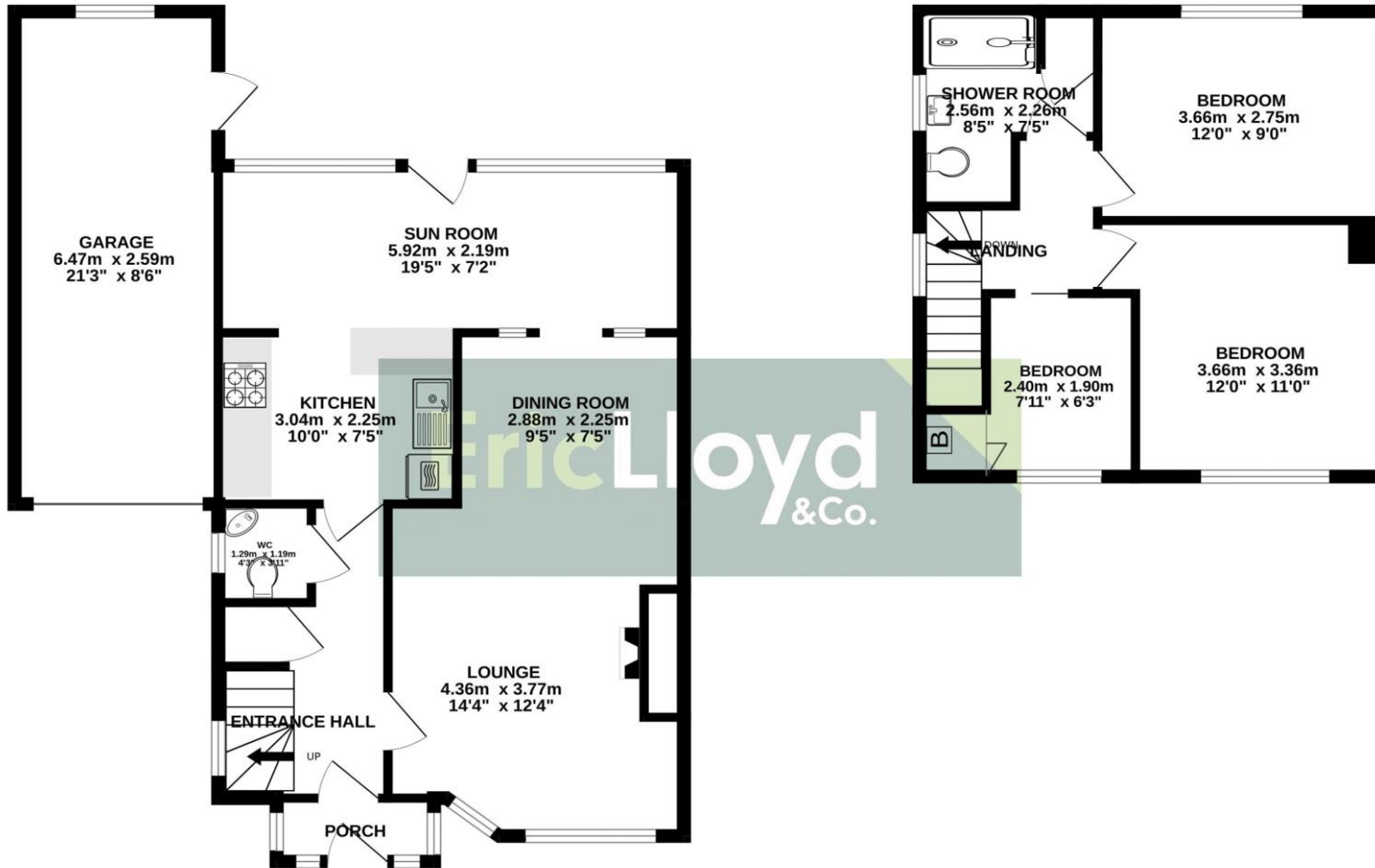
Front and large rear gardens, plus a garage and driveway providing off-road parking.

We have been informed that there is **SPRAY FOAM INSULATION** in the loft.



GROUND FLOOR  
68.8 sq.m. (740 sq.ft.) approx.

1ST FLOOR  
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 104.8 sq.m. (1128 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.  
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The property is on all mains services. The Ofcom

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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**EricLloyd**  
&Co.

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