



Brixham Road, Paignton, TQ4 7BQ

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Auction Guide Price £235,000+ plus fees Freehold

OPEN HOUSE EVENTS:
MONDAY 6TH JULY 4PM-5PM
SATURDAY 11TH JULY 9.30AM -10.30AM
THURSDAY 16TH JULY 10AM-11AM

LOT Number: 61 - "Landfall" Brixham Road, Paignton TQ4 7BQ

Auction Guide Price £235,000+ Plus fees

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

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 separate w.c.. On the first floor are two further double bedrooms.

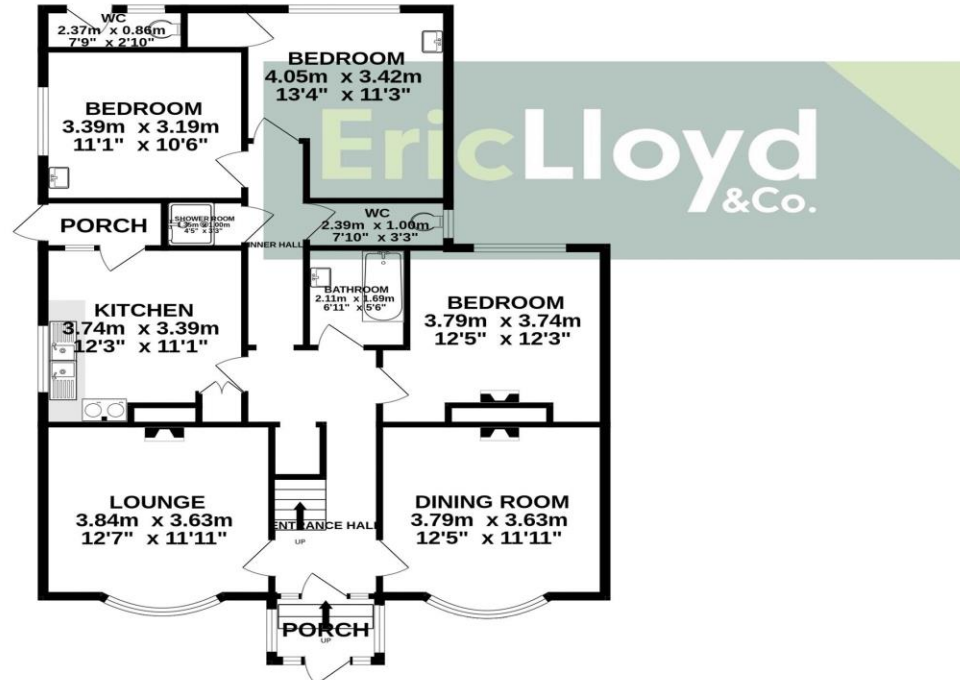
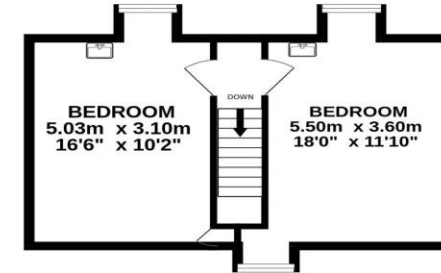
The property is conveniently situated with local amenities close-by, and within two miles of Paignton town centre with its main railway station, shops seafront and harbour.



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.
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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

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