



**JOHN COUCH**  
THE ESTATE AGENT

6 Thatcher Heights Thatcher Avenue  
Torquay Devon  
**£865,000 Freehold**







# 6 Thatcher Heights Thatcher Avenue Torquay Devon TQ1 2PA

## £865,000 Freehold



Presented with immense style and with superb living spaces this three bedroom marine home was designed to capitalise on its front line position and the commanding bay views that this exclusive gated location provides

- Exclusive front line gated community ■ Spacious living accommodation
- Principal bedroom suite ■ Two further bedrooms ■ Family bathroom
- Kitchen/dining room ■ Cloakroom/WC ■ Utility room ■ Storage room
- Double garage ■ Parking ■ South facing balconies

### FOR SALE FREEHOLD

Thatcher Heights is a small, gated development built c1996 to provide luxury homes with unsurpassed views into Tor Bay. This beautifully presented home has been updated and well maintained to promote a relaxed lifestyle with south facing balconies positioned to maximise enjoyment of the stunning bay views.

### LOCATION

Thatcher Heights is on the south side of Thatcher Avenue away from the town on the headland of Ilsham which is one of Torquay's most prestigious coastal locations, sought after for its Mediterranean like coastline, peaceful ambience and stunning views.

Close by are the popular beaches at Meadfoot and Anstey's Cove both with iconic beach huts and cafés with waterside terraces.

The nearby village style community of Wellswood, with its Parish Church, pub, shops, salons, delicatessen, post office, pharmacy, French patisserie, restaurants and cafes is within easy reach.

The South West Coastal footpath is on the doorstep leading to Meadfoot Beach and on to Daddyhole Plain in one direction and towards Anstey's Cove, Babbacombe and beyond in the other.

### INTERIOR

Steps rise to the front of the house with the front door opening to the welcoming entrance hall where the kitchen/breakfast room can be found to the left side. This room runs the width of the house with space for casual dining in front of the window where the far-reaching sea views can be enjoyed.

The working area of the kitchen is located towards the rear of the plan and is well laid out with a good range of wall and base units with some integrated appliances and a door opening to the rear and a window to the side aspect with a door to the sitting/dining room making entertaining seamless.

There is also a staircase that descends giving easy access to the lower floor where there is a store room, utility room and access to the double garage.

Returning to the hallway the sitting/dining room also spans the width of the house with the dining area located to the rear of the plan adjacent to the kitchen and the sitting area to the front where the fabulous bay views across Thatcher Rock and around the bay are framed by the full length windows.

**VIEWING BY APPOINTMENT ONLY**

This bright room has a feature fireplace and a door opening to the south facing balcony with an archway to the dining area. Returning to the hallway there is a Cloakroom/WC and the elegant curved staircase rises to the first floor where there are three bedrooms and two bathrooms.

The principal bedroom suite has a fully fitted dressing room and an en suite shower room. The bedroom has patio doors that open to the large south facing balcony and frame the uninterrupted bay views that stretch around the bay as far as the lighthouse at Berry Head and beyond.

The remaining bedrooms have windows to the rear aspect with bedroom three also having a built-in cupboard. A family bathroom with a shower over the bath completes the first floor accommodation.

## **OUTSIDE**

There is parking for two cars in front of the garage which has an automated door and provides parking for two cars (*The space currently has a removable partition*). There is also a large storage room and a utility room with plumbing and space for laundry appliances with stairs rise to the kitchen.

There are two south facing balconies, one accessed from the principal bedroom with the other from the living/dining room making this the perfect place to dine al-fresco. In addition to the individual gardens, the property has a one-eighth share of approximately two acres of coastal land, part of which fronts the development.

## **RESORT / AREA**

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

## **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators

**CURRENT PROPERTY TAX BAND G** (Payable Torbay Council 2025/26 £3899.72)

**MOBILE PHONE COVERAGE** EE, Three, 02 (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE** £1122 per annum for the upkeep of the communal areas including the automated gates, road, lights and gardens.























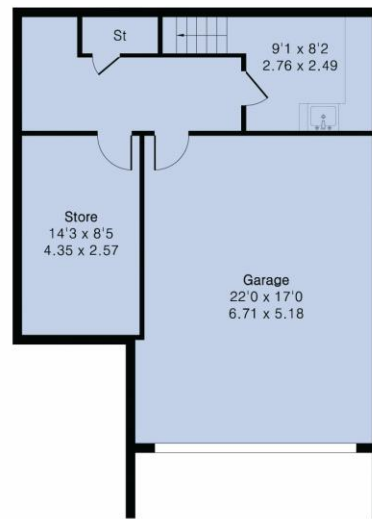


**Approximate Gross Internal Area 2143 sq ft - 199 sq m  
(Including Garage)**

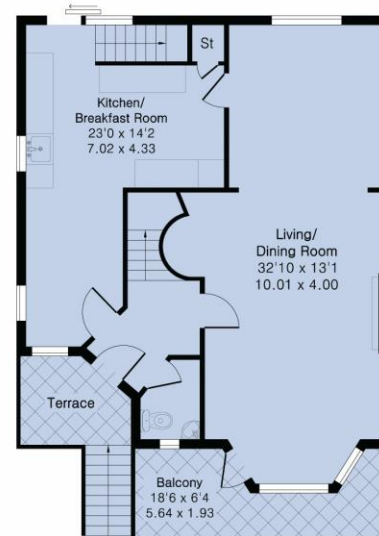
Lower Ground Floor Area 703 sq ft – 65 sq m

Ground Floor Area 745 sq ft – 69 sq m

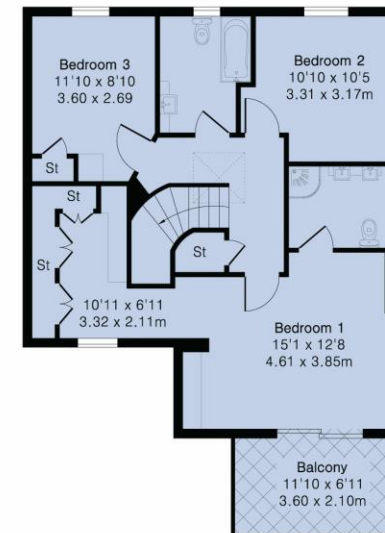
First Floor Area 695 sq ft – 65 sq m



Lower Ground Floor



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	72	81
EU Directive 2002/91/EC		
www.epc4u.com		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort 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.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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