



**JOHN COUCH**
THE ESTATE AGENT

Thatcher Breeze
21 Thatcher Avenue Torquay Devon
£845,000 Freehold



Thatcher Breeze

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£845,000



A detached marine home enjoying panoramic southerly sea views across the bay to Berry Head, this deceptively spacious home has 4 bedrooms and bathrooms, large sun terrace, established gardens, double garage and parking

Kitchen ■ Utility ■ Sitting room
Dining room ■ 3 bedrooms ■ Bedroom 4/study
4 bathrooms ■ Sun terrace ■ Established gardens
Double garage ■ Parking

FOR SALE FREEHOLD

Built circa 1954 on one of Torquay's premier roads the property is well positioned within its plot to provide stunning bay views, privacy and excellent garaging. This well maintained four-bedroom home still retains some of the original design features but has also been extended and enhanced over the years and now provides a comfortable home perfect for those seeking relaxed living on one level.

POSITION

Thatcher Avenue is set slightly away from Torquay town on the headland peninsula of Ilsham, one of Torquay's premier residential areas. Sought after for its peaceful ambiance and stunning views it is close to the friendly village style community of Wellswood with its church, school, pub, restaurants and shops. The south west coastal path is also on the doorstep and leads to the popular beach at Meadfoot with its colourful beach huts and beach café with waterside terrace.

INTERIOR

The front door opens to the hallway which enjoys natural illumination from an original mahogany and reeded glass wall beyond which is the spacious living room.

This bright room has excellent space for lounge furniture which can be positioned to enjoy the fabulous bay views which are perfectly framed by the large picture windows. There is a door opening directly onto the sun terrace and the room is conveniently open-plan to the dining room where patio-doors not only provide direct access to the sun terrace but allow enjoyment of sweeping views across the bay to Berry Head.

The kitchen sits adjacent to the dining room and is a good size and fully fitted with a range of base and wall units incorporating some integrated appliances. There is an original pantry cupboard and space for additional furniture.

The large picture window has easterly views and a door opens to the utility room providing space for laundry and other appliances and giving access to the garden.

Returning to the hallway a central corridor leads to the four bedrooms and bathrooms. The principal bedroom has an en-suite shower room and fitted wardrobes whilst the large windows frame the fabulous sea views. Bedroom three is a large double room with a window to the side aspect, a range of fitted wardrobes and an en-suite shower room.

Bedroom two also has fitted wardrobes and en-suite shower room and views to the rear garden. Bedroom four is currently used as a study and the family bathroom with the original bathroom suite completes the accommodation.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

Thatcher Breeze is approached over a driveway that rises to the house and provides space for parking and turning and access to the double garage which has an up-and over automated door. The front garden has an area of lawn bordered with conifers and Mediterranean plantings for ease of maintenance.

The large flagstone terrace can be accessed from the living room or dining room and sits above the front garden giving stunning open views directly across Tor Bay to Berry Head. The terrace is not only south facing providing maximum available sunshine but is also sheltered with a glass balustrade, providing the perfect place for relaxation or al-fresco dining.

After dark the twinkling lights around the bay are enhanced by the beam of the lighthouse at Berry Head.

The rear garden is accessed from a pathway at the side of the house which leads to the rear terrace. The pathway continues past a large greenhouse through the lawned areas which are interspersed with mature shrubs and trees before reaching a summer house where there are stunning far-reaching views across the garden and out into Tor Bay.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

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

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides 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 F (Payable 2024/2025 £3225.23)

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ASDL) and Ultrafast (FTTP) (Estimated Ofcom Data)















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.