

6 THATCHER HEIGHTS



6 THATCHER HEIGHTS, TORQUAY, TQ1 2PA

Pincombe's
estate agents





AN EXCLUSIVE DETACHED COASTAL RESIDENCE IN A COMMANDING, SOUTH FACING POSITION ENJOYING UNINTERRUPTED SEA VIEWS ACROSS TO BRIXHAM

We are delighted to offer the opportunity to reside at one of Torquay's most exclusive addresses at Thatcher Heights, a gated community of 8 marine homes in an elevated position commanding enviable south facing views over Thatcher Rock and across the bay to Berry Head. With the coast literally 'on your doorstep', Meadfoot beach and access to the South-West coastal footpath are a few minutes away, as well as tranquil greenspaces at Stoodley Knowle meadow and Meadfoot green. Local amenities in Ilsham Road include a diverse range of shops, cafes, restaurants and a school, and Torquay harbourside approximately 2 miles from the property, offers waterfront dining, shops, an excellent marina and access to a variety of leisure pursuits.

The home comes to market with the benefit of no onward chain and offers accommodation arranged over 3 levels with a floor area of 2255 sq.ft (209.5 sq.m). The décor is in elegant neutral tones which compliment the already light and spacious rooms which comprise: **GROUND FLOOR** Hallway, Cloakroom, Living room opening onto the south facing Sun Terrace with magnificent sea and coastal views, Dining room, fitted Kitchen with integrated appliances, and a Breakfast room with sea views; **FIRST FLOOR** An impressive suite comprising of a Master Bedroom leading out onto the Balcony with a beautiful seascape across the bay, En-Suite Shower room and an En-Suite Dressing room with built-in furniture, there are also 2 Double Bedrooms and principal Bathroom; **LOWER GROUND FLOOR** Utility, an additional room ideal for use as a Media room or Gym, and access to the Double Garage.

VIEWING HIGHLY RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR UPVC front door with obscure glazed panels into:

HALLWAY Radiator. Stairs rising to first floor accommodation.

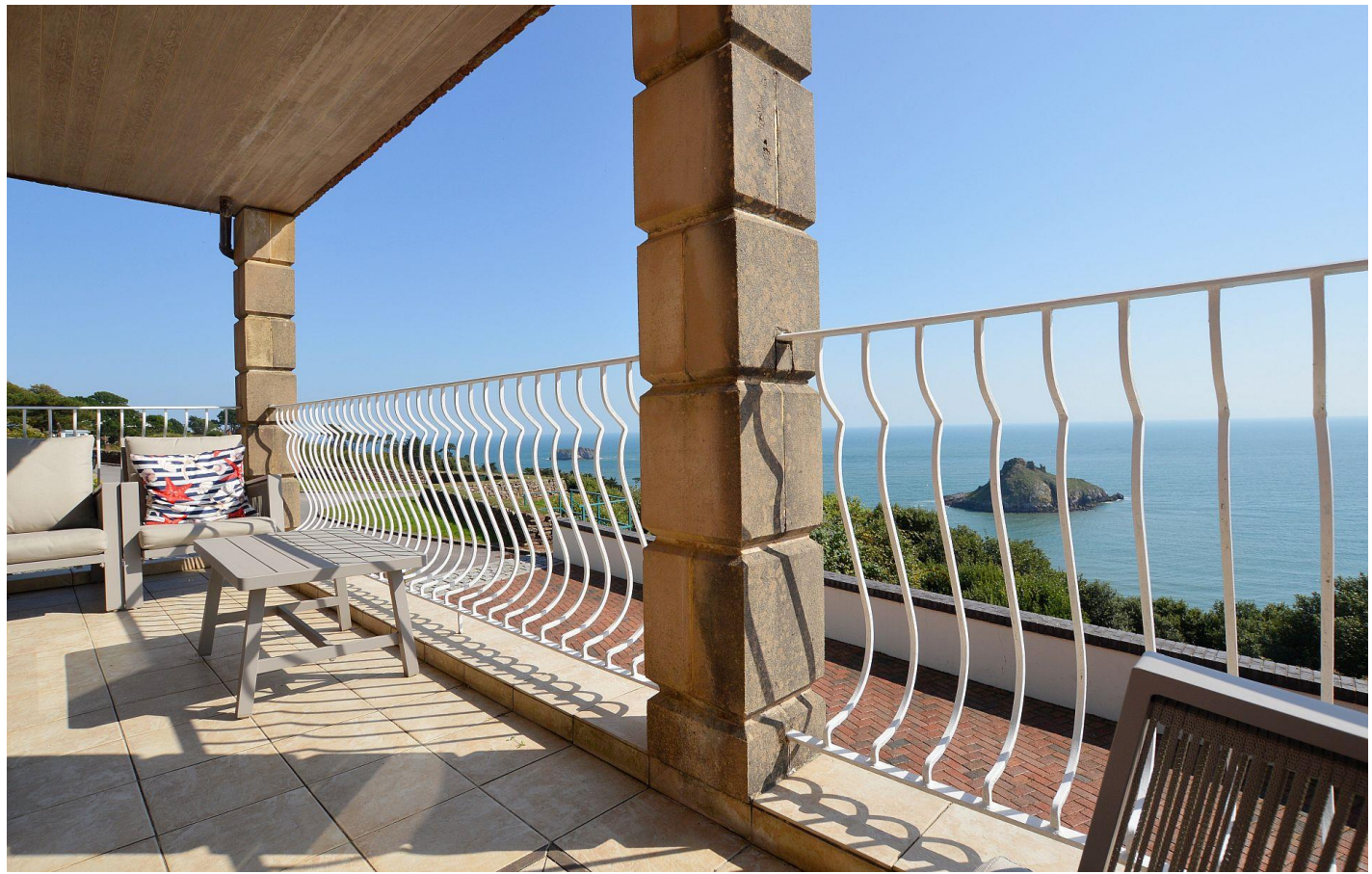
CLOAKROOM Low level W.C. Pedestal wash basin with tiled splashback. Radiator. Obscure glazed window to front.

LIVING ROOM 19'6" x 17'2" (5.93m x 5.23m) Fireplace with gas fire T.V. aerial point. Radiator. UPVC sliding doors opening out onto:

SOUTH FACING COVERED SUN TERRACE Tiled, with wrought iron railings and enjoying a beautiful uninterrupted panorama across the sea from Thatcher Rock, and out towards Berry Head, Brixham.

DINING ROOM 13'7" x 11'10" (4.13m x 3.61m) UPVC double glazed window to rear. Radiator.

KITCHEN 17'1" x 11'10" (5.21m x 3.61m) Quartz worktops to 3 sides with a comprehensive range of storage cupboards and drawers beneath. Matching range of eye-level units, including display cupboards and corner units. Inset 1.5 stainless steel sink, drainer unit with cupboards under. Radiator. Tiled floor. 4-Burner gas hob with brushed stainless steel extractor hood over. Space for fridge/freezer. Built-in appliances including Hotpoint oven, microwave and dishwasher. Tiled splashbacks. UPVC door to rear.



BREAKFAST ROOM 10'9" x 9'5" (3.28m x 2.86m)

UPVC double glazed window to front enjoying a stunning panorama across to Thatcher Rock and the sea beyond. Radiator. Tiled floor. T.V. aerial point. UPVC double glazed window to side.

An elegant, curved staircase with built-in oak display shelves to one side and matching oak banister, rises to:

FIRST FLOOR LANDING Featuring a vaulted ceiling and skylight window. Hatch to roof space. Large built-in cupboard with shelving.

MASTER SUITE An impressive suite of rooms comprising a spacious Bedroom, walk-in Dressing room with fitted furniture and an En-suite Bathroom

MASTER BEDROOM 21'3" x 13'2" (6.48m x 3.98m)

Inset spotlights. Radiator. Built-in range of bedroom furniture including dresser and chest-of-drawers. UPVC double glazed sliding doors opening out onto:

SOUTH FACING BALCONY Enjoying a magnificent and uninterrupted view of the coastline and across the sea towards Brixham. Through to:

DRESSING ROOM 10'9" x 7'1" (3.28m x 2.16m)

UPVC double glazed window to front overlooking Thatcher Rock and enjoying sea views across to Brixham. Radiator. Range of built-in wardrobes and a vanity unit with storage drawers.



EN-SUITE SHOWER ROOM Fully tiled corner cubicle with shower and sliding doors. Vanity unit with inset twin wash basins and storage cupboards under. Low level W.C. Fitted mirror. Heated towel rail. Extractor fan. Tiled floor. UPVC obscure glazed window to side.

BEDROOM 2 12'10" x 11'10" (3.90m x 3.61m) UPVC double glazed window to rear. Radiator.

BATHROOM 'P' shaped panelled bath with fully tiled surrounds, shower and screen. Vanity unit with inset wash basin and storage cupboards beneath. Low level W.C. Heated towel rail. Tiled floor. Extractor fan. UPVC obscure glazed window to rear.

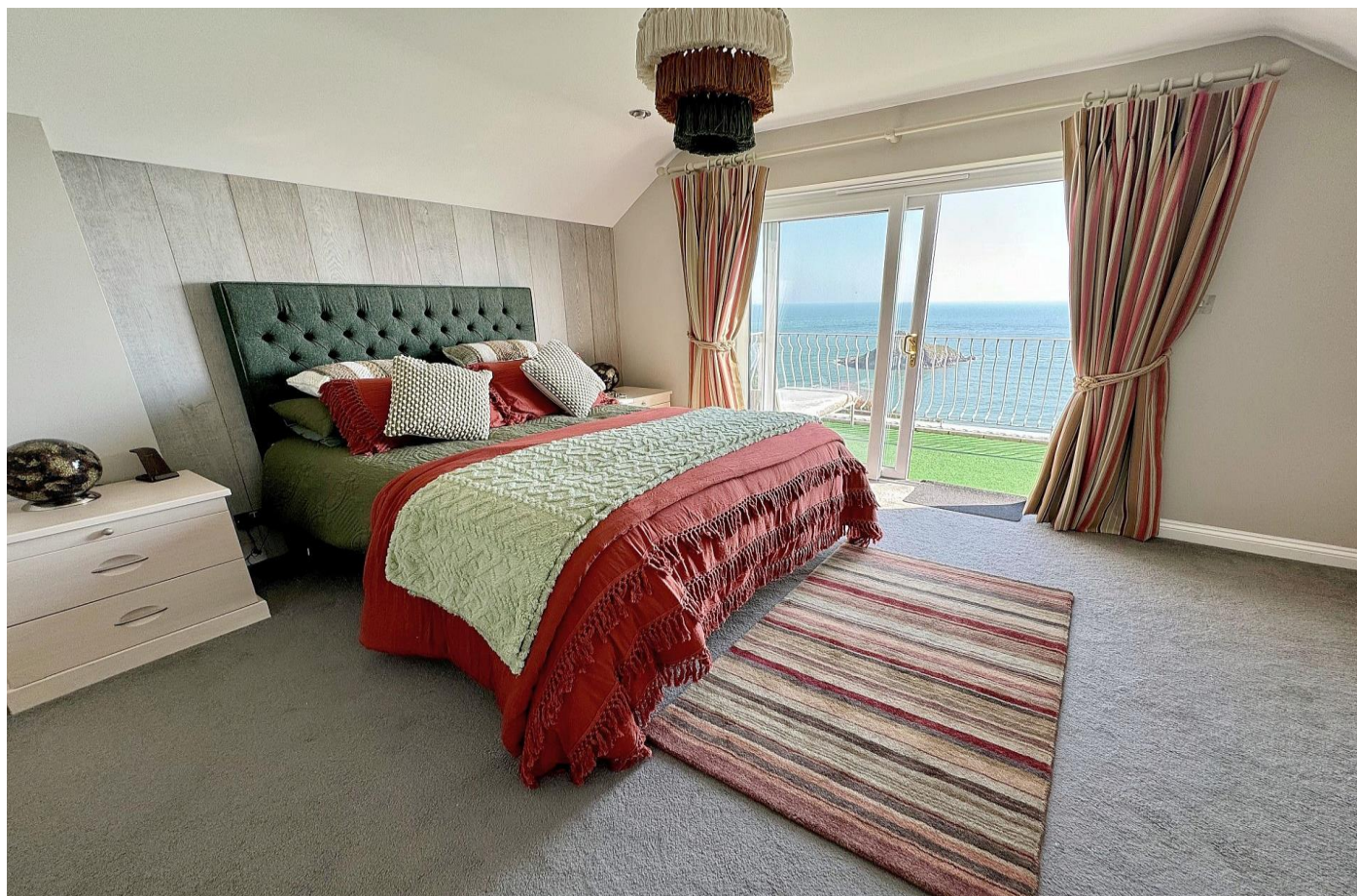
BEDROOM 3 12'0" x 11'10" (3.65m x 3.61m) UPVC double glazed window to rear. Radiator. Built-in wardrobe and adjoining drawer unit.

LOWER GROUND FLOOR

UTILITY 9' x 7' (2.74m x 2.13m) 'L' shaped worksurfaces with inset stainless steel sink, drainer unit and cupboards under. Wall mounted storage cupboard. Plumbing and space for washing machine. Space for tumble dryer. Tiled floor. Radiator. Extractor fan.

HALLWAY Large understairs storage cupboard.

MEDIA ROOM/GYM 14'4" x 8'4" (4.36m x 2.55m) Power. Inset spotlights.



OUTSIDE To property is approached via a handsome brick paved driveway which leads to the:

DOUBLE GARAGE 17'11" x 15'6" (5.46m x 4.72m)

With an electric door, power, light, water tap and personal door to the Lower Ground Floor Hallway.

To the rear there is a paved area providing useful storage, with access gates to either side.

The land and woodland to the front of the Thatcher Heights development extends to approximately 2 acres, is equally shared and for the sole use of the residents. This area is managed and maintained by the Management Company.

ADDITIONAL INFORMATION

TENURE – Freehold, with Management Company

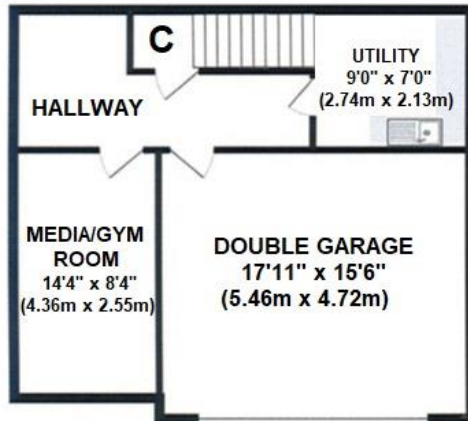
SERVICE CHARGE - £1100.00 per annum which covers servicing of the electric gates, lighting and upkeep of communal grounds

COUNCIL TAX – Band G

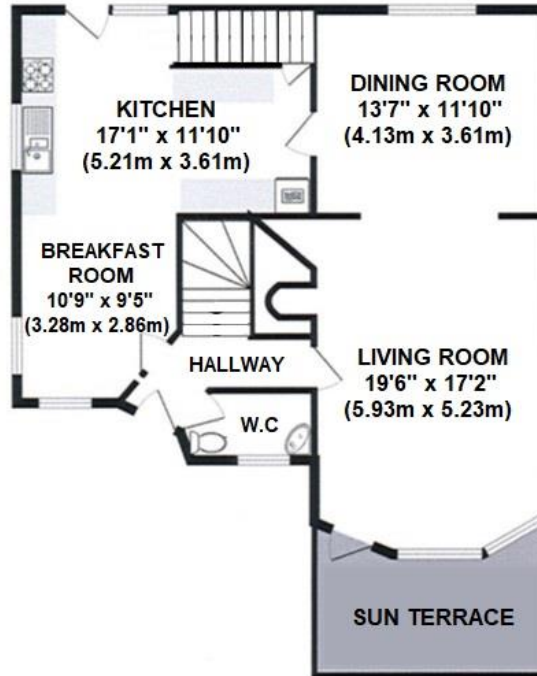




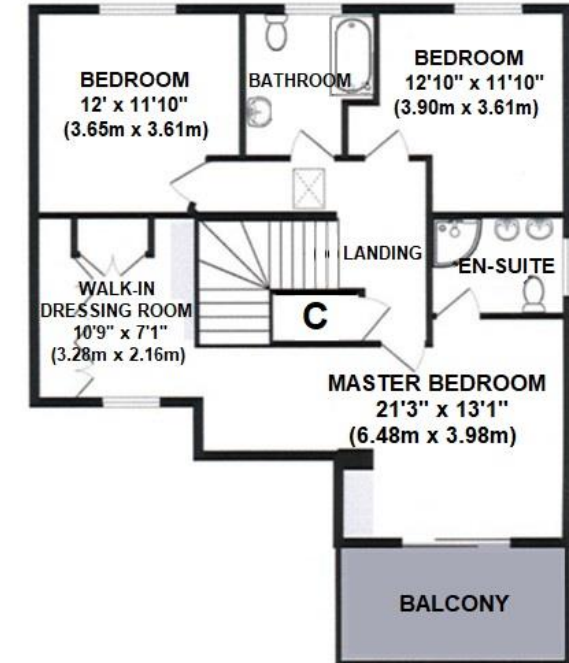
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 2255 SQ.FT (209.5 SQ.M) APPROX

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.