



**JOHN COUCH**
THE ESTATE AGENT

23 Thorncliff Close Wellwood
Torquay Devon

£360,000 Freehold



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This easy to manage three bedroom mid terrace Georgian style home has good living spaces, a level garden, and single garage, all perfectly located close to local beaches, buses and the excellent amenities of Wellwood.

- Wellwood Location ■ Mid Terrace Home
- Sitting/Dining Room ■ Kitchen ■ Cloakroom/WC
- Three Bedrooms ■ Family Bathroom
- Easy to manage gardens ■ Garage in a separate block

FOR SALE FREEHOLD

Located in a small development of similar homes built during the 1960s, on the site of a Victorian Villa from which the close takes its name. This home has been well maintained and is nicely presented with neutral décor providing a comfortable home for easy living.

The low-maintenance gardens have been designed to provide a private outdoor space for relaxation and secure parking is provided by the single garage in a separate block.

LOCATION

Thorncliff Close is a quiet cul-de-sac, sought after for its peaceful ambiance and proximity to the friendly village style community of Wellwood with its Parish Church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

There are local beaches at nearby Anstey's Cove and Meadfoot both of which have cafes with waterside terraces and access to the South West Coastal Path. A local bus runs in the vicinity and the house is within easy reach of the harbour, marina and all that Torquay has to offer.

INSIDE

The front door opens to a hallway where there is a cloakroom/WC and cloaks cupboard. Double doors open to the living/dining room which spans the width of the house with a bay window overlooking the front garden and French doors opening to the back garden. There is good space for comfortable furniture with an Adams style fire surround providing a good focal point.

The space in front of the French doors is perfect for a dining table with a serving hatch giving useful access to the adjacent kitchen.

The kitchen overlooks the back garden and has a good range of wall and base units to three sides with some integrated appliances with space for an upright fridge/freezer and space and plumbing for a washing machine.

A large window overlooks the back garden and provides ventilation and natural light with a door giving direct access to the garden terrace.

Returning to the hallway the stairs rise to the first floor landing where there is a linen cupboard that also houses the gas fired central heating boiler. The principal bedroom is a good double some excellent built-in storage and wardrobe with southerly views to the front.

The second bedroom is also a good double room that also has a built-in wardrobe. The third bedroom is a single room with loft access this room would make an excellent home office or hobbies room.

VIEWING BY APPOINTMENT ONLY

Completing the accommodation is a family bathroom, that has a bath with shower over and window with obscured glazing.

OUTSIDE

Accessed from the kitchen or via French doors from the dining room, the rear garden has been designed with ease of maintenance in mind where a large terrace provides space for relaxation and dining al-fresco with mature shrubs to the boundary providing a green backdrop and year round interest.

A secure gate opens to a service path giving access to the garage block. (The garage is number 23 measuring 17'5 x 8'4 with an up and over door). The front garden is mainly paved with a few shrubs providing interest and with a level path and leading to the front door.

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.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, and outdoor theatre

There is a well-attended International Agatha Christie Festival and an annual Seafood Festival in late summer 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 being a natural safe haven attracts visiting cruise liners and 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.

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 (approximately 26 miles distant) which is also home to an international airport 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 E (Payable Torbay Council 2025/26 £2859.80)
MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)



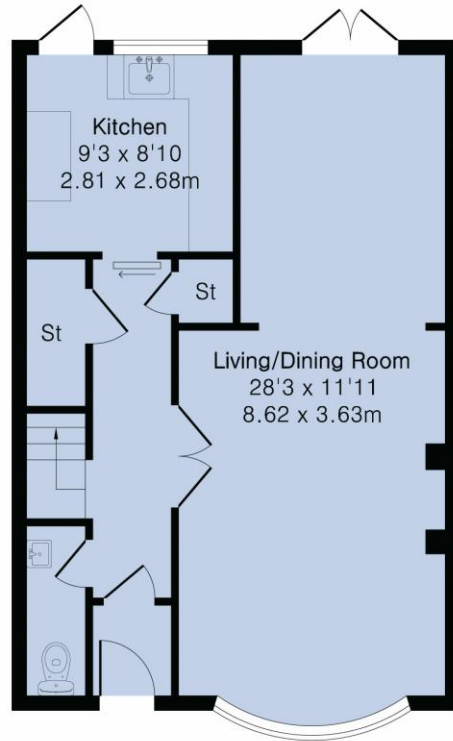




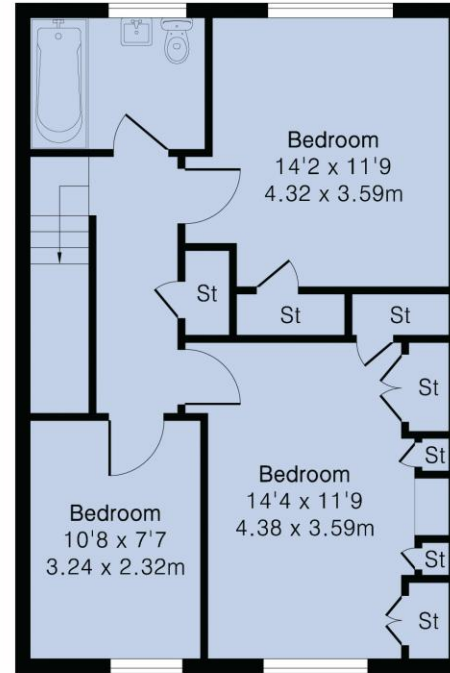
Approximate Gross Internal Area 1078 sq ft - 100 sq m

Ground Floor Area 543 sq ft – 50 sq m

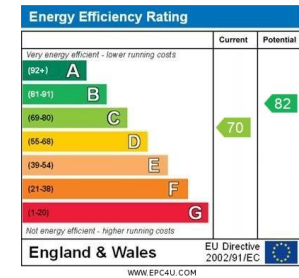
First Floor Area 535 sq ft – 50 sq m



Ground Floor



First Floor



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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