



**JOHN COUCH**
THE ESTATE AGENT

3 Thatcher Heights Thatcher Avenue
Torquay Devon
£865,000 Freehold



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Torquay Devon TQ1 2PA

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With spectacular and uninterrupted views into Tor Bay and looking directly across Thatcher Rock to the open sea of the English Channel, this four bedroom marine home has been designed for maximum enjoyment of its unique location

- Grandstand views of Torbay across Thatcher Rock to Berry Head
- Small gated development ■ Prime residential location
- Superb living spaces ■ Four bedrooms ■ Two bathrooms (one en-suite)
- Utility room ■ Lift ■ Excellent garaging ■ Two large south facing balconies

FOR SALE FREEHOLD

Thatcher Heights is a small, gated development of select homes built c1988 to provide luxury homes with unsurpassed views into Tor Bay. This fine marine residence has undergone a programme of refurbishment in recent years and now offers an updated home with superb garaging and south facing balconies positioned to maximise enjoyment of the views.

LOCATION

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

Close by are the blue flag beaches of Meadfoot and Anstey's Cove both with cafes with waterside terraces.

This location allows easy access to the South West Coastal Path and the village style community of Wellswood where there are excellent local amenities including a French patisserie, delicatessen, cafes, restaurant, pharmacy, salons, pub, post office and convenience stores.

INTERIOR

Steps rise to the front of the house with the front door opening to the welcoming entrance hall where the living/dining room can be found on the right side.

This room spans the depth of the house and the floorplan allows for a natural dining area to the rear adjacent to the door to the kitchen. To the front of the room the sitting area has windows that flood the room with light, framing the stunning views across Thatcher Rock, Tor Bay and the open sea, a door opens to the balcony.

The kitchen/breakfast room is reached from the entrance hall or from the dining area. This room also spans the width of the house with the ground floor easily reached by means of an excellent passenger lift.

The kitchen is well fitted with a contemporary range of wall and base units with contrasting countertops and some integrated appliances. To the rear patio doors allow a good deal of natural light and give access to a small terrace. To the sea facing side of the kitchen is space for a small casual dining area with views to the south aspect.

At basement level (accessed via the passenger lift) a fully fitted utility room has a range of wall and base units and space and plumbing for laundry appliances along with a sink.

VIEWING BY APPOINTMENT ONLY

Returning to the hallway there is a Cloakroom/WC and the elegant curved staircase rises to the first floor where there are four bedrooms, the principal bedroom having an en-suite shower room, with patio doors opening to a large south facing balcony with uninterrupted sea views.

A family bathroom with a shower over the bath serves the remaining bedrooms. The two bedrooms to the front of the house enjoy spectacular frontline views right across the bay to the lighthouse at Berry Head with Thatcher Rock in the foreground.

OUTSIDE

There is parking for two cars in front of the garage which has an automated door and provides parking for up to three cars with additional storage space. The utility room is located to the rear of the garage.

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.

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, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay 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.

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. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central – underfloor heating to the ground floor and radiators to the first floor.

CURRENT PROPERTY TAX BAND G (Payable Torbay Council 2026/2027 £4094.98)

MOBILE PHONE COVERAGE EE, Three and O2 (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and 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







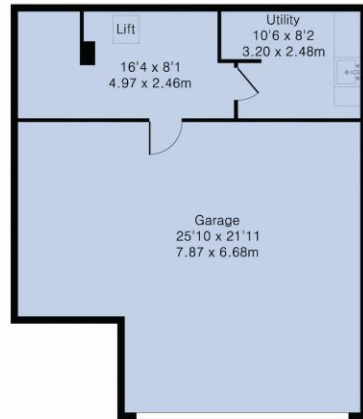




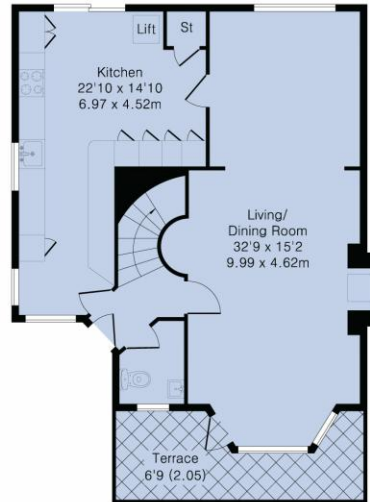


Approximate Gross Internal Area 2172 sq ft - 202 sq m

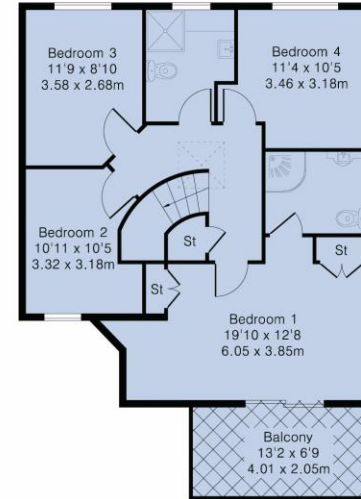
Basement Area 723 sq ft – 67 sq m
 Ground Floor Area 738 sq ft – 69 sq m
 First Floor Area 711 sq ft – 66 sq m



Basement



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.