



JOHN COUCH
THE ESTATE AGENT

29 Thornclyff Close Wellswood
Torquay Devon
£565,000 Freehold



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Torquay Devon TQ1 2QW

£565,000 Freehold



A stylish re-furbished and immaculately presented three bedroom semi-detached house providing a sophisticated seaside home in a quiet cul-de-sac location with stunning views into Lyme Bay

- Quiet Wellwood location ■ Stunning Lyme Bay views
- Open plan living ■ Conservatory ■ Cloakroom/WC
- Three bedrooms ■ En-Suite and family bathroom
- Easy to manage gardens ■ Single garage and parking

FOR SALE FREEHOLD

The property is located in a small development of neo-Georgian style homes built during the 1960s, on the site of a Victorian Villa from which the close takes its name.

The house has been extended and updated over recent years with consideration to maximising enjoyment of the fabulous coastal views, it is superbly presented with a modern open plan feel to the ground floor and three bedrooms and two bathrooms to the first floor.

The low-maintenance gardens have been designed to provide alternative areas for relaxation whilst enjoying the far-reaching sea views, making it perfect for those seeking a glamorous home with a laid back coastal lifestyle.

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, boutique 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 the hallway where to the left side is a cloakroom/WC and ahead the space opens out to the superb contemporary kitchen where the fabulous sea views are immediately apparent.

The kitchen is fitted with an extensive range of quality wall and base units that incorporate a range of integrated appliances and are enhanced with colourful strip lighting. There is a peninsula breakfast bar that not only creates a natural division between the kitchen and dining room but provides an excellent place for casual dining.

The living room has a bay-window to the front and is a beautifully presented room with classical design elements enhanced by designer touches. The attractive fireplace has a living flame gas fire with recently installed doors able to separate the room if required.

The dining room has space for a large table and essentially links the kitchen to the living room and has far-reaching views out through the conservatory to the garden and Lyme Bay beyond.

VIEWING BY APPOINTMENT ONLY

Bi-fold doors from the dining area open to the Conservatory which has been designed for relaxation and provides a useful link between the inside and outside spaces and is the perfect place to admire the views in inclement weather.

Returning to the hallway the stairs rise to the upper level where there are three bedrooms. To the front aspect is a double bedroom with fitted wardrobes and a newly fitted en-suite shower room and to the rear another double bedroom has a wall of fitted wardrobes enjoys stunning views directly into the sea over the coastline of Lyme Bay, bedroom three enjoys an aspect to the front. Completing the accommodation at this level is an airing cupboard and a family bathroom with a full-length bath and a window framing the bay views.

OUTSIDE

To the front of the house there is access to the small single garage which is currently used for storage. There is driveway parking for two cars and unrestricted parking in the close.

To the rear is a beautiful compact garden designed for the enjoyment of un-interrupted sea views and to provide places for dining al-fresco or for relaxation in sun loungers. The garden is bounded with rendered walls to each side with a rimless glass balustrade giving an infinity feel and bringing the fabulous views into sharp relief.

The mixed use of artificial grass, flagstones and decking along with colourful creates a delightful Mediterranean ambiance.

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. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

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 central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2026/2027 £3,002.98)

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

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)







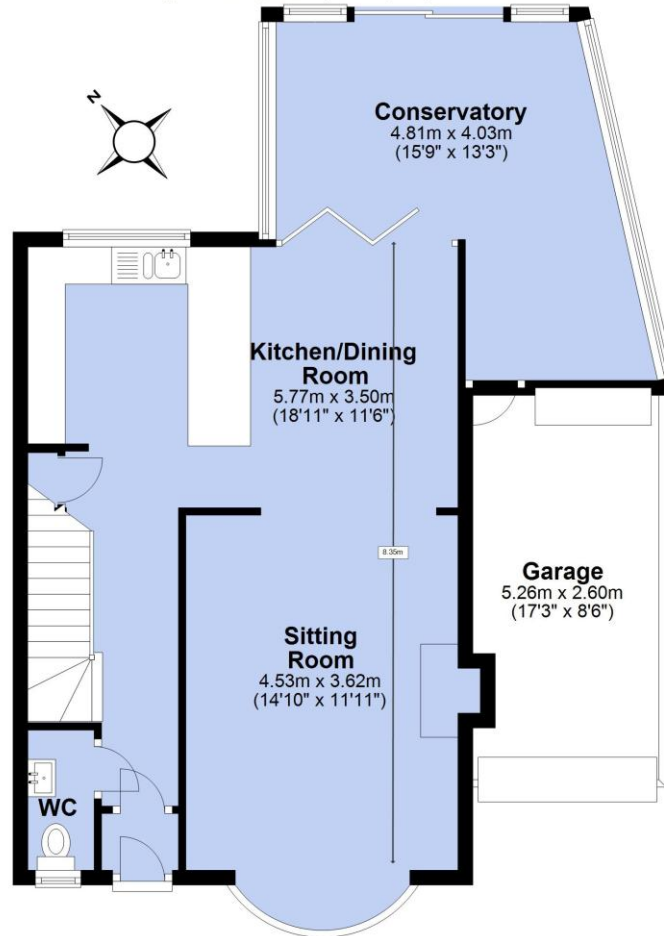






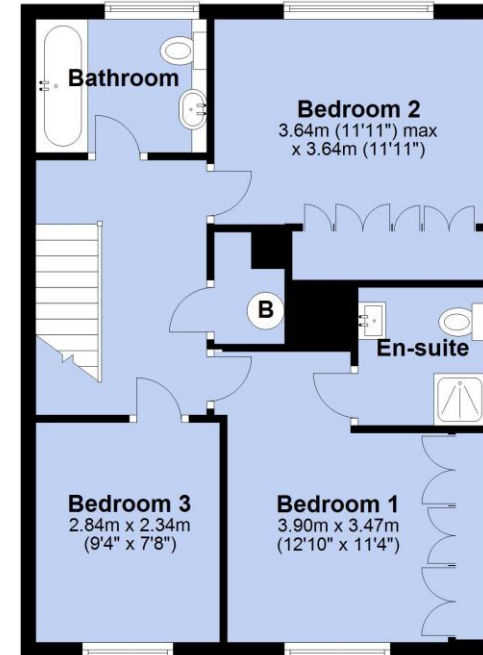
Ground Floor

Approx. 65.4 sq. metres (703.4 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



Total area: approx. 115.4 sq. metres (1241.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>	

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.