



**JOHN COUCH**
THE ESTATE AGENT

Greenwood Thatcher Avenue
Torquay Devon
£815,000 Freehold



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A detached four bedroom marine home where the principal rooms all enjoy splendid southerly views across Tor Bay, with sun terrace, gardens and double garage

- Far-reaching bay views ■ Two reception rooms ■ Kitchen
- Four bedrooms ■ Two en-suite bathrooms ■ Family bathroom
- Utility room ■ Double garage ■ Gardens to front and rear
- South facing terrace with sea views

FOR SALE FREEHOLD

Built circa 1954 on one of Torquay's most sought-after roads, the house is located to take advantage of the panoramic bay views with a south facing sun terrace providing a perfect viewing spot. The house has been extended to provide two additional bedrooms and whilst the property has been well maintained it is now ready for a new chapter.

LOCATION

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 footpath 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 a spacious hallway with the living room located to the right side, this spacious room draws you in with the large window framing the view across the terrace to the bay beyond. This room provides good space for placement of comfortable furniture which can be positioned to take advantage of the views with a feature fireplace providing an alternative focal point for colder days.

A glazed door leads to the terrace and a wide opening allows the living room space to seamlessly flow into the dining area whilst still maintaining the feel of two distinct rooms. The dining room provides space for a large table making it the ideal place to entertain family friends with the large picture window providing views that sweep around the bay from Thacher Rock in the foreground to the light house at Berry Head in the distance.

From the dining room a door opens to the kitchen which enjoys the same extensive bay views and also has direct access to the sun terrace. This room has been fitted with an excellent range of wall and base units that incorporate some integrated appliances with a wrap-around countertop creating a small breakfasting area in front of the window.

To the rear of the kitchen is a utility room with a sink and plumbing for laundry appliances. A door from here opens to the rear of the house with a path and steps leading to the garden.

VIEWING BY APPOINTMENT ONLY

Returning to the hallway there are two double bedrooms located to the back of the house and both with views towards the rear garden. Bedroom three has a built-in wardrobe and an en-suite bathroom. Completing the accommodation at this level is a family bathroom.

The stairs rise to the first floor where there is extensive eaves storage. The two double bedrooms both enjoy dual aspects where windows have been positioned to take advantage of the stunning bay views. The principal bedroom also has a dressing room and an en-suite shower room.

OUTSIDE

A driveway runs to the side of the plot and gives access to the double garage and front door. The front garden has an area of lawn bordered by mature shrubs with potential to create an additional parking area subject to any necessary consents.

To the rear of the house a pathway and steps lead to the lawned garden which has some mature trees and stunning views over the house to the bay beyond. The double garage has an automated roller door with a door opening to the rear garden.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND G (Payable 2024/2025 £3721.41)

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















Ground Floor
Approx. 130.9 sq. metres (1408.5 sq. feet)

First Floor
Approx. 49.2 sq. metres (529.9 sq. feet)

Total area: approx. 180.1 sq. metres (1938.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.