



**JOHN COUCH**
THE ESTATE AGENT

Clearwater
32 Thatcher Avenue Torquay Devon

£1,500,000 Freehold



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£1,500,000 Freehold



A beautifully positioned detached residence enjoying panoramic views across Tor Bay and the coastline beyond. Set within mature gardens, the property offers an ever-changing marine outlook in one of the area's most sought-after residential settings

Entrance hall ■ Living room/dining room
Kitchen ■ Laundry room ■ Cloakroom
4 bedrooms ■ 2 bathrooms
Double garage ■ Gardens to the front and rear

FOR SALE FREEHOLD

Occupying a prominent seaward side location within the well-regarded residential setting of Thatcher Avenue, this detached home enjoys exceptional south facing views across Tor Bay, and the surrounding coastline, with mature gardens providing an attractive foreground to the ever-changing marine outlook.

Thatcher Avenue forms part of an established marine setting known for its impressive coastal scenery and immediate access to the South West Coast Path. Walks along the headland lead from Meadfoot Beach, passing Hope's Nose leading towards Anstey's Cove, taking in picturesque cliff tops, sheltered coves and wide sea views across both Tor Bay and Lyme Bay.

The position of the property is a particular feature. From the principal rooms and terraces, the view takes in Thatcher Rock immediately across the water, with Berry Head and its lighthouse beacon beyond.

To the west, the aspect follows the curve of Tor Bay and its distinctive coastline, whilst to the east the outlook stretches toward the open waters of Lyme Bay and the horizon of the English Channel.

The house offers well-proportioned accommodation arranged to make the most of the setting and natural light, high ceilings adding to the sense of space. A welcoming entrance hall provides study space and leads to the principal living accommodation, where an open-plan sitting and dining room extends to a sun lounge, capturing the sea views, with a door opening to a loggia, positioned for sheltered outdoor dining and relaxation overlooking the gardens and coastline beyond. Allowing for an abundance of light, the sitting room has a triple aspect.

The kitchen lies to the side of the house, continuing the marine feel with sea views and supported by a laundry room, cloakroom and internal access to the large double garage, which has an internal store room.

To the first floor, the principal bedroom benefits from fitted wardrobes, an en-suite bathroom and doors opening directly onto the sea-facing balcony. Three further bedrooms provide flexible accommodation, two fitted with wardrobes, whilst a family bathroom completes the accommodation.

The principal garden lies to the seaward side, with gated access to either side. To the front is a further garden, with driveway parking that has space for several vehicle parking and gives access to the garage.

Despite its peaceful setting, the property is conveniently placed for the sought after residential area of Wellswood, Centred around its attractive parade of independent cafés, restaurants, delicatessens, wine bars and boutique shops, Wellswood has developed a reputation for its relaxed atmosphere and strong sense of community. Far more than simply a local shopping area, it is a social centre for the area, equally suited to a morning coffee, relaxed lunch or evening dining with friends.

VIEWING BY APPOINTMENT ONLY

Torquay remains one of the South West's leading coastal towns, combining marina life, beaches and waterside dining with a strong year-round community and excellent lifestyle amenities. The town offers a broad range of leisure facilities including golf courses, yacht club, theatres and an ever increasing programme of outdoor events, whilst the surrounding coastline and countryside provide exceptional opportunities for walking, sailing and outdoor pursuits. Increasingly, the area attracts those seeking a more balanced pace of life, where coastal living and everyday convenience comfortably combine.

CONNECTIVITY

Despite its coastal setting, the area remains well connected. The South Devon Highway links to the A380 leading towards the M5 motorway and Exeter, whilst rail services from Torquay and nearby Newton Abbot provide regular connections to London Paddington, Exeter and destinations throughout the UK. Exeter Airport also offers an increasing range of domestic and international destinations, further enhancing the accessibility of this highly regarded coastal location.

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 2026/2027 £4094.98)

MOBILE PHONE COVERAGE 02 and EE
(Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable)























**Approximate Gross Internal Area 2976 sq ft - 277 sq m
(Including Garage)**

Lower Ground Floor Area 367 sq ft – 34 sq m

Ground Floor Area 1633 sq ft – 152 sq m

First Floor Area 976 sq ft – 91 sq m



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			



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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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 effect your decision to buy, please contact us before viewing the property.