



Thatcher Point, Torquay, Devon

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# Thatcher Point, Thatcher Avenue, Torquay, Devon TQ1 2PD

A four-bedroom luxury property with contemporary styling and breathtaking sea views, in an exclusive location

Torquay town centre 1.5 miles, Torquay mainline station 3.0 miles, A380 5.5 miles, Newton Abbot 8.0 miles, Exeter 23 miles

Reception hall | Drawing room | Sitting room  
Family room | Dining area | Kitchen | Utility  
Principal bedroom with dressing room & en suite bathroom | Three further bedrooms | Family bathroom | Two shower rooms | Garage | Garden  
EPC rating D

Full planning permission has been granted to extend the property (planning ref: P/2021/0257)

## The property

Thatcher Point is a stunning contemporary four-bedroom family home that has been beautifully refurbished by the current vendors and features high-quality, stylish fittings throughout.

The property offers substantial and flexible accommodation options and benefits from large panoramic windows taking in the outstanding south-facing sea views.

The main reception room is the bright and generously sized first-floor drawing room, which makes the most of its elevated position with floor-to-ceiling windows that provide wonderful coastal views. The adjoining sitting room also features impressive views, while the ground floor provides further welcoming reception space with a spacious family room. The kitchen and dining area has sleek, modern units with integrated appliances, space for a dining table and French doors that open out onto a large terrace area. The property benefits from a separate utility room that provides further space for storage and appliances.

The ground floor has two double bedrooms including the spacious principal bedroom that benefits from an adjoining dressing room and a contemporary en suite bathroom. There are a further two double bedrooms on the first floor, both of which have fitted storage and French doors that open out onto the sunny terrace. The first floor accommodation is completed by a family bathroom and a shower room, while there's a further shower room on the ground floor.

## Outside

A tarmac driveway leads to the house and the integrated, 37ft garage, which provides secure parking and storage or workshop space. There are paved terrace areas to the front and rear on both the ground and upper level, as well as lawns surrounding the house, bordered by established hedgerow. The elevated, south-facing terrace is an ideal spot for al fresco dining, soaking up some sun and enjoying the exceptional far-reaching sea views.

## Location

The property is set in a stunning location, on the edge of Torquay, overlooking Thatcher Point and Thatcher Rock, with magnificent south-facing views out to sea. The town centre is just a mile and a half away. Torquay has a marina and offers an excellent choice of shopping, supermarkets, leisure facilities and local amenities, including schools, with the outstanding-rated Torquay Girls and Boys' Grammar Schools found in the town. Torquay's mainline station provides direct services to Exeter, with some direct trains to London Paddington, and others connecting at Newton Abbot. Leisure activities include sailing and a variety of other water sports, walking, riding or cycling along the South West Coastal Path, which passes close by the property. Torbay, known as 'the English Riviera', has over 10 miles of coastline combining the towns of Torquay, Paignton and Brixham and featuring a splendid mix of cliff tops, beaches and hidden coves. The cathedral city of Exeter, approximately 23 miles away, is the most thriving city in the South West.









The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard School.

### Directions

The postcode TQ1 2PD will take you to the property using a satellite navigation system.

### General

**Local Authority:** Torbay Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £1,350,000

**Planning:** prospective purchasers are advised that they must make their own enquiries of the local planning authority.



**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

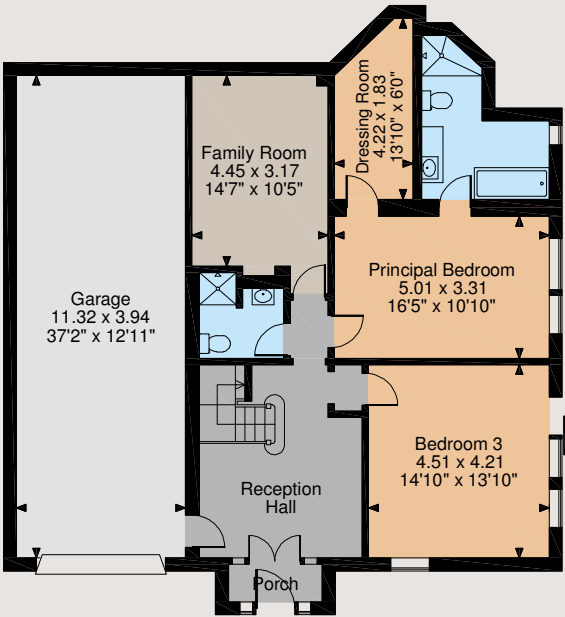
**01392 215631**

exeter@struttandparker.com  
struttandparker.com

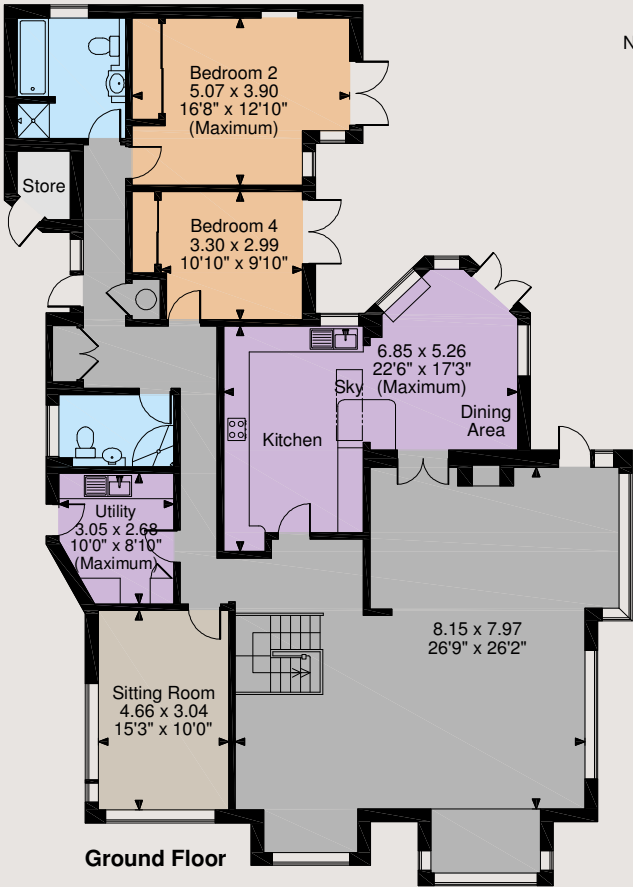
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Floorplans  
House internal area 2,939 sq ft (273 sq m)  
Garage internal area 478 sq ft (44 sq m)  
For identification purposes only.



Lower Ground Floor



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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