



JOHN COUCH
THE ESTATE AGENT

4 Thorncliff Close Wellwood
Torquay Devon

£495,000 Freehold



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Torquay Devon TQ1 2QW

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With an elegant appearance, exceptional presentation and beautifully extended living accommodation, the property offers a home that combines style, comfort and practicality with an enviable location

Entrance hall ■ Cloakroom ■ Reception room ■ Kitchen/dining/conservatory
3 bedrooms ■ En-suite shower room ■ Bathroom
Garage ■ Gardens

FOR SALE FREEHOLD

Occupying an enviable position within a quiet and attractive cul-de-sac, this beautifully presented Georgian-inspired semi-detached residence offers an exceptional standard of living, combining architectural symmetry with a contemporary interior.

From its elegant façade, the property immediately conveys a sense of quality and refinement. The adjacent garage and private driveway provide valuable separation from neighbouring properties, whilst creating space for an attractive lawned frontage leading to the entrance.

The current owner has meticulously curated the interior, the property presented in true show-home fashion, where every detail has been carefully considered. Stylish yet welcoming, the accommodation has been thoughtfully reconfigured to maximise both light and flow.

The kitchen is superbly appointed, opening seamlessly into a substantial conservatory extension overlooking the rear garden.

This impressive space is flooded with natural light and provides clearly defined areas for dining, entertaining and relaxed everyday living. It opens directly onto a sheltered terrace, creating a wonderful connection between the house and garden, whilst additional doors lead through to the principal living room. Generous in proportion, this elegant room comfortably accommodates two distinct seating areas, offering flexibility for both entertaining and family life. A cloakroom completes the ground floor accommodation.

To the first floor, the accommodation continues with three bedrooms. The principal and second bedrooms are both generously proportioned, whilst the third provides an ideal guest bedroom, nursery or home office. The second bedroom benefits from an en-suite shower room with a well-appointed family bathroom completing the accommodation.

The outlook from the property is a particular feature. To the rear, from the first floor, the house enjoys views across neighbouring gardens offering a degree of privacy, free from direct overlooking.

To the front, its position within the close affords a pleasant outlook towards mature hedging and established greenery, enhancing the sense of tranquillity.

The rear garden has been carefully designed to create a sheltered outdoor retreat. Mature planting, established borders and a neatly maintained lawn combine to create an attractive backdrop, whilst the terrace offers the perfect place to relax, dine or entertain during the warmer months

LOCATION

The property is within minutes walking distance of Wellwood, sought after for its blend of community, convenience and lifestyle, with a range of independent businesses creating a welcoming and established atmosphere. From a sought after French pâtisserie and artisan cafés to the florist, beauty salons and specialist retailers, Wellwood offers the kind of everyday amenities that encourage residents to shop locally and enjoy a sense of community.

VIEWING BY APPOINTMENT ONLY

It has a primary school (subject to catchment ruling) and Church, regular bus services and easy access to Meadfoot Beach, Anstey's Cove and the open green spaces of Ilisham Valley.

Torquay offers a lifestyle that appeals to a wide range of buyers, whether seeking a permanent residence, a coastal retreat or a base from which to enjoy South Devon.

The picturesque harbour and marina form the focal point of the town, complemented by a wide choice of restaurants, cafés, theatres and leisure facilities. The coastline and surrounding countryside provide exceptional opportunities for outdoor pursuits, whilst a comprehensive range of shopping, healthcare and educational facilities ensure everyday needs are well served.

CONNECTIVITY

Perfectly positioned to enjoy the best of South Devon and beyond, Torquay offers excellent transport connections for both business and leisure travel. The South Devon Highway provides swift access to the A380, linking directly with Exeter and the M5 motorway network. Regular rail services from Torquay and nearby Newton Abbot offer convenient connections to Exeter, Bristol and London Paddington, placing major cities and destinations within easy reach.

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 E (Payable Torbay Council 2026/2027 £3002.98)

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data).







**Approximate Gross Internal Area 1309 sq ft - 121 sq m
(Excluding Garage)**

Ground Floor Area 759 sq ft – 70 sq m

First Floor Area 550 sq ft – 51 sq m

Garage Area 147 sq ft – 14 sq m

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - higher ratings cost</small>			
A	92-100		82
B	81-91		
C	69-80	18	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher ratings cost</small>			
England & Wales		EU Directive	2002/91/EC
www.epra.co.uk			



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.