



11 Thorncliff Close, Torquay - TQ1 2QW

Torquay

In Excess of £445,000



## 11 Thorncliff Close

Torquay,

Presenting a rare opportunity to own a charming and inviting 3-bedroom end of terrace property, set within the highly coveted location of a peaceful cul de sac near the picturesque Wellswood Village. Perfectly poised to offer a blend of comfort, style, and convenience, this abode promises a delightful living experience in a welcoming neighbourhood.

Upon entering, one is greeted by the warm ambience of the bay windowed lounge/dining room, which serves as the heart of the home—a space ideal for both relaxation and entertaining guests. The ground floor also boasts a convenient addition in the form of a downstairs cloakroom/WC, ensuring practicality is at the forefront of the design.

The modern fitted kitchen comes equipped with built-in appliances, allowing for effortless meal preparation, while the addition of the superb dining conservatory provides a lovely space to enjoy leisurely meals while basking in the natural light that floods the room.

Ascending to the upper level of the property, the accommodation comprises three generously proportioned bedrooms, offering occupants a comfortable and private retreat. A four-piece bathroom/WC completes this floor, tastefully appointed to cater to both relaxation and functionality.



This residence is further enhanced by the inclusion of gas central heating and uPVC double glazing, ensuring a cosy and energy-efficient environment throughout all seasons. Both front and rear gardens offer outdoor spaces to enjoy and add a touch of greenery to the property, creating a pleasant backdrop for outdoor activities and relaxation.

Completing this exceptional offering is the presence of a single garage, providing secure parking and additional storage space for the homeowner's convenience.

In summary, this property epitomises the pinnacle of comfortable living in a sought-after location, boasting a harmonious blend of modern conveniences and classic charm. With its thoughtfully designed interiors, desirable features, and proximity to local amenities, this home is sure to captivate discerning buyers seeking a place to call their own.

#### **Front Garden**

There is a small front garden that has been laid to crazy paving for ease of maintenance. A path gives access to the front door. Access down the side of the property with gate leads to the rear garden.

#### **Rear Garden**

The rear garden has been laid to patio for ease of maintenance with flower beds bordering stocked with an abundance of shrubs, flowers and bushes.

#### **Garage**

Single Garage

The single garage has a courtesy door leading onto the garden and is fitted with a roller shutter door.



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This sought after location is close to the beaches at Anstey's Cove, Ilsham Valley and Meadfoot Beach both with waterfront cafes and the friendly village style community of Wellswood with its church, Kents pub, post office, selection of quality restaurants and eateries, newsagents, pharmacies and many more fine independent retailers and boutiques. Including Ilsham C of E Academy and pre-school: award winning and only a short walk across the road.

Area: Transport Links: Fantastic local bus routes close by with links across Torbay, down to the harbour and into town. A designated bus service runs to South Devon College and Torbay hospital. Torquay train station is only approximately 2 miles away and the harbour is only 1 mile away. 45 mins (approx) drive to Dartmoor, Torbay Hospital is approximately 4 miles away. The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of (45 mins approx) Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

Council Tax band: E

Tenure: Freehold

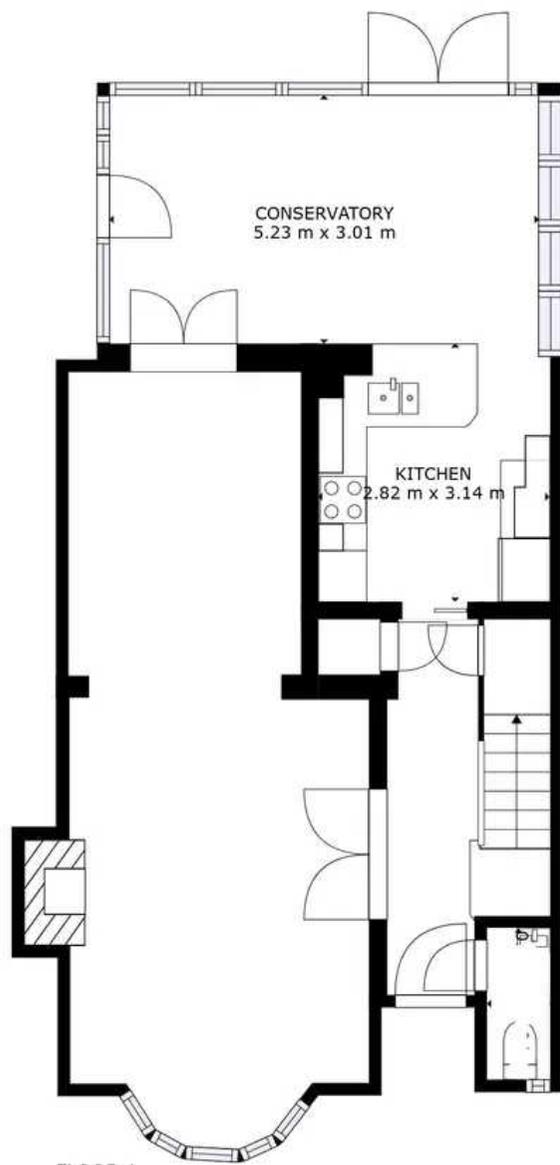
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

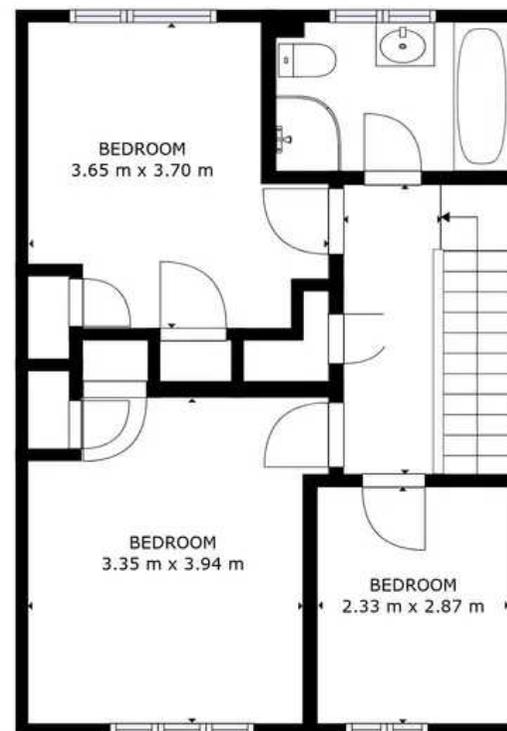








FLOOR 1



FLOOR 2

**TOTAL: 118 m2**  
FLOOR 1: 68 m2, FLOOR 2: 50 m2  
EXCLUDED AREAS: FIREPLACE: 0 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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