





## 15 Thorncliff Close

Torquay, Torquay

Nestled in the much sought-after cul-de-sac location in close proximity to Wellswood Village, this distinguished Georgian style townhouse sets the standard for exclusive living. Forming part of a small select development, the property exudes sophistication and charm, offering a lifestyle of luxury and convenience.

Upon entering through the elegant entrance vestibule and into the welcoming hallway, the property immediately impresses with its timeless appeal and attention to detail. The ground floor comprises of a spacious lounge, a stylishly appointed dining room, and a modern kitchen fitted with a full range of integral appliances, making it the heart of the home. A convenient cloakroom completes the main level, ensuring functionality and practicality for every-day living.

Ascend the staircase to the upper level where three well-proportioned bedrooms await. Traditionally arranged over two floors, the layout optimises space and privacy, offering a sanctuary for rest and relaxation. Each bedroom is thoughtfully designed with comfort in mind, providing a peaceful haven for residents to unwind and rejuvenate.



The property boasts excellent condition throughout, meticulously maintained and presented to the highest standards. Its sublime interiors are a testament to the current sellers.

A delightful low-maintenance west-facing garden provides a serene outdoor retreat for alfresco dining and entertaining, ensuring a seamless indoor-outdoor flow. The property also includes a separate single garage in a block, offering secure parking and additional storage space for added convenience.

### **Garden**

The garden to the front of the property is mainly paved with flower borders, and space for pots with pathway to front door. To the rear, the tranquil and westerly facing garden enjoys a lovely outlook towards established trees and comprises a large level patio/terrace with ample space for garden furniture for alfresco dining and relaxation. Raised planted borders adjoin the patio terrace, and there are 3 central, circular stone beds. The area is enclosed by attractive, white-washed wall with tiled tops and privacy block wall. Water tap. A wrought iron gate leads out onto an access pathway, and a wooden gate opens onto a natural garden area, backing onto the footpath leading to Ansteys Cove Beach.



### **GARAGE**

Single Garage

A single garage in a separate block accessed from the left hand side of the property.

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The location is well placed for Wellswood, sought after for its village style ambience and amenities including a primary school (subject to catchment ruling), shops and restaurants. Wellswood is also home to the Parish Church of St Matthias and the prehistoric caves of Kents Cavern, one of Torquay's leading tourist attractions. The beaches at Ansteys Cove and Meadfoot are in the neighbourhood, reached by walks through Ilisham Valley leading to the sea. A level walk in the opposite direction leads to the Babbacombe Road with its public transport links. Torquay is surrounded by a stunning landscape and sheltered sailing waters, offering a pleasant environment for enjoyment of a seaside lifestyle, with opportunities existing for sporting and leisure activities, shopping and an ever improving dining culture. Away from the coast the softly rolling hillsides of Devon hide pretty market towns and the dramatic beauty of Dartmoor, one of two national parks in the county.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



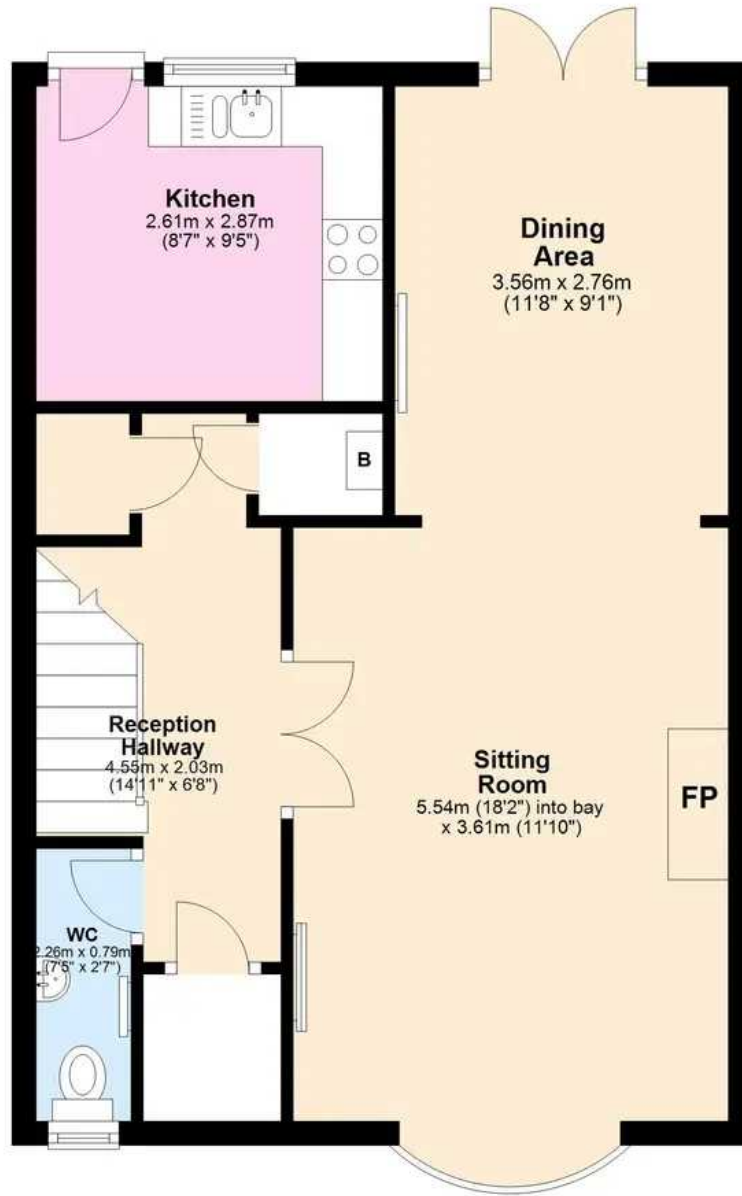


ABSOLUTE



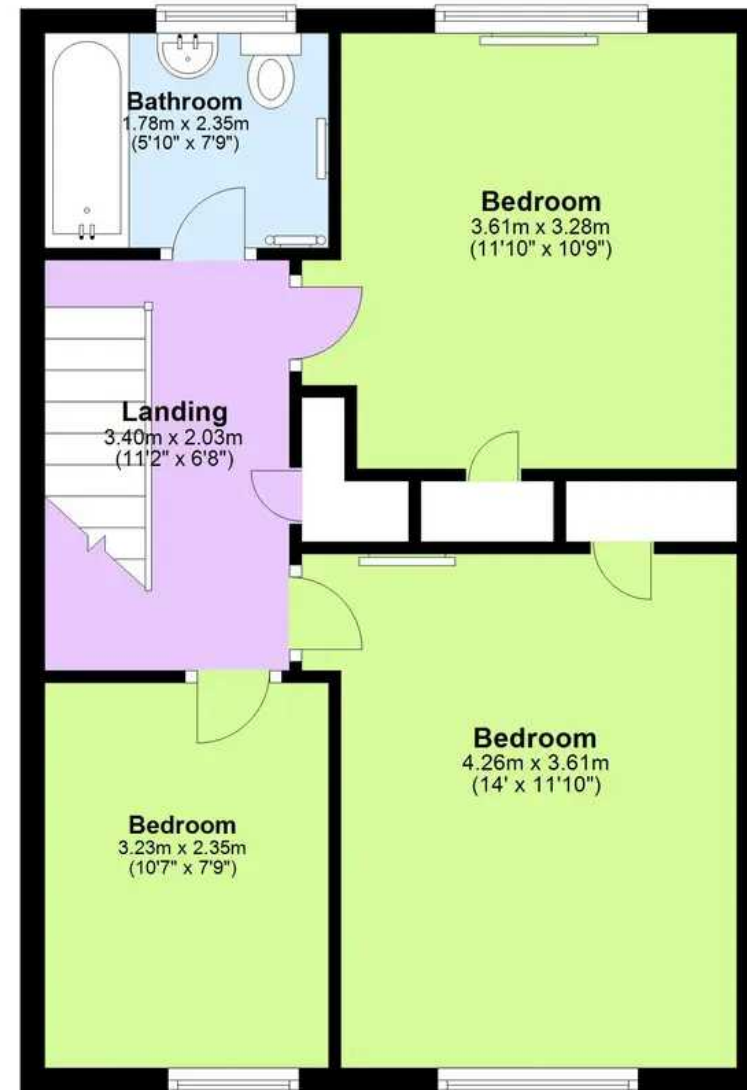
## Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



## First Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.3 sq. feet)

Approx  
Plan produced using PlanUp.





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