



**STAGS**

Amanzi





# Amanzi

26 Thatcher Avenue, Torquay, TQ1 2PD

Dartmouth 11 miles Totnes 11 miles Exeter 25 miles

- Architect designed home in prestigious location
- Stunning southerly sea views across Torbay
- Huge Kitchen Diner
- Utility
- 3 double bedrooms, (master en-suite)
- Study / Bedroom 4
- large sun terrace/balcony to first floor
- Double garage & Parking

**Guide price £875,000**

## SITUATION

Located on Thatcher Avenue, one of the most sought after roads in the area due to the stunning coastal views available, and the quiet ambience it offers. The shops, restaurants and cafes of Wellswood are close by and access to stunning coastal walks and scenery are within easy reach.

Torquay provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. The deep water marina provides excellent mooring facilities.

The picturesque coastal town of Dartmouth is nearby and the Cathedral city of Exeter is now only a short commute thanks to the newly opened South Devon Link Road. There are mainline rail links from Torquay through Newton Abbot to London Paddington.

## DESCRIPTION

Constructed in 1996 this superior detached property is set in an enviable position, with the principal rooms, gardens and terraces all enjoying breath taking southerly coastal views stretching across the bay to Berry Head the English Channel. The spacious accommodation is set out to maximise the light and open views. The accommodation is complimented with quality fixtures and fittings and construction features to include coated aluminium double glazed windows and block and beam floors. The outside spaces are sheltered with a sweeping lawn and attractive planting. Parking and storage are well served by the driveway, attached double garage and a large external room at the rear of the house.

## ACCOMMODATION

An open porch opens to the reception hall through double doors, from where stairs with a feature balustrade descend to the lower floor. There is



A beautifully presented waterside home with breathtaking coastal views







a stylish modern cloakroom. Glazed double doors open to the south-facing sitting room a particularly impressive space with large windows to three aspects, taking in the tremendous views towards the coastline including Thatcher Rock and towards Brixham and Berry Head. The kitchen/dining room is a superb free-flowing space with large windows having outstanding coastal views. From the dining area, sliding doors lead out onto a tiled sun terrace, spanning the width of this part of the house with steps down to the gardens. The kitchen area has an extensive range of attractive units in a pale grey, with ample areas of granite work surface. There is a large peninsular unit with an inset one and a half bowl sink. Integrated appliances include a large fridge, dishwasher and inset Neff 4-ring ceramic hob with oven beneath. A matching electric AGA may be available by separate negotiation. There is a useful Study which could also easily serve as an occasional fourth bedroom. The utility room has multiple cupboards and an area of work surface and sink unit. There is space for a washing machine, along with a further appliance space.

The lower floor hallway leads to the three double bedrooms, bathroom and large under stairs store cupboard. The master bedroom suite is a spacious room with sliding patio doors leading to an outside paved terrace, taking in views across the well-manicured gardens, the sea and coastline. There is a dressing room area with built-in wardrobes, along with further wardrobes in the bedroom, and a modern, attractive, fully tiled en suite bathroom. The second and third bedrooms have built-in wardrobes and patio doors to the outside terrace, with similar views to those described.

### GARDEN & GROUNDS

The property is approached through two brick pillars over the tarmac driveway leading to the parking area and double garage with automated door. The front garden is terraced and tiled with raised borders. The secluded south facing rear garden can be accessed across a paved terrace from all three bedrooms, or from steps leading from the 1st floor terrace. The well-tended gardens are mostly laid to lawn with a further patio area, and are surrounded by mature hedging, interspersed with shrubs, well stocked beds and borders.

### SERVICES

Mains water, drainage, electricity and gas central heating.

### LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

### VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

### DIRECTIONS

From Stags Torquay office proceed around the harbour onto Victoria Parade and continue along this road as it turns into Beacon Hill and Parkhill Road, pass the Yacht Club, at the crossroads turn right onto Meadfoot Sea Road and passing the beach on your right, turn right onto Ilsham Marine Drive. Take your next left onto Thatcher Avenue where you will find Amanzi shortly on your left.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

6 Vaughan Parade, Torquay, Devon, TQ2 5EG

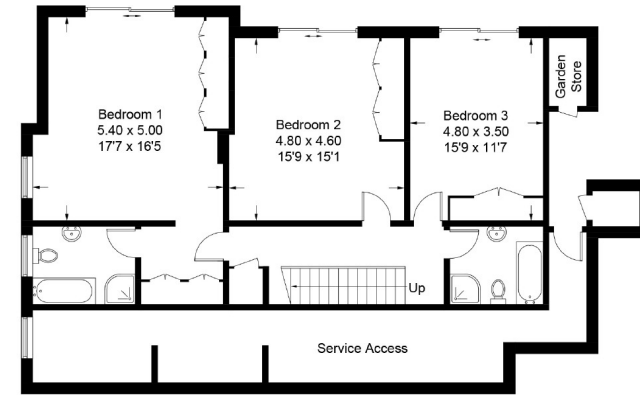
Tel: 01803 200160

torquay@stags.co.uk

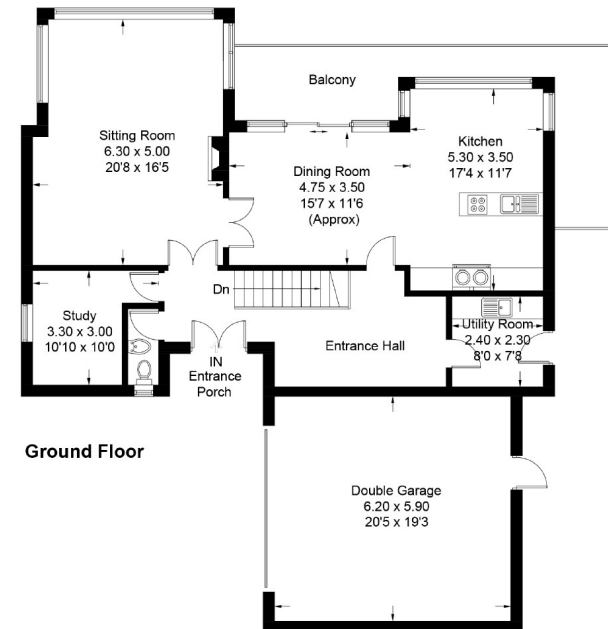
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 73 (Current), 73 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 68 (Current), 68 (Potential)

Approximate Gross Internal Area = 234.1 sq m / 2517 sq ft  
 Garage = 36.6 sq m / 396 sq ft  
 Total = 270.7 sq m / 2913 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID318481)