



**JOHN COUCH**
THE ESTATE AGENT

Cassis
York Villas York Road Torquay Devon
£369,000 Freehold



Cassis

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Beautifully upgraded, updated and presented, Cassis offers an end of terrace home, with parking and a sunny courtyard garden, within level walking distance of Babbacombe Downs and the popular shopping precinct of St Marychurch

Entrance hall ■ Kitchen ■ Sitting/dining room ■ Conservatory
2 bedrooms ■ Shower room
Courtyard garden ■ Private parking space
Visitors parking

FOR SALE FREEHOLD

Beautifully updated and upgraded with stylish presentation, Cassis is offered for sale with the benefit, if required, to be purchased fully furnished, allowing for a first time buyer, or property investor, to purchase a ready to move into home.

It forms part of a small development of modern homes, designed and built to complement the Victorian property abundant in the area.

LOCATION

York Road is to be found just off the Babbacombe Road and is within level walking distance of Babbacombe Downs, where can be found an abundance of cafes and bars, many enjoying the spectacular sea and coastal views of Lyme Bay.

A level walk also leads to the popular shopping precinct where can be found a comprehensive range of shops and public transport links.

THE ACCOMMODATION

Enviably situated at the end of the terrace, with a private parking space adjacent, the front door opens to a welcoming hallway.

To the right hand side a door opens to the kitchen, which is comprehensively fitted with a full range of appliances with fashionable white gloss finish units under a granite worksurface. A window looks to the entrance.

With three distinct zones, the living area has space for dining and relaxing, extending to a conservatory, a perfect spot for reading, opening to the courtyard which has a block paving terrace providing space for al-fresco activities.

Stairs rise to the first floor where there are two beautifully decorated bedrooms, each with fitted wardrobes. The principal bedroom looks to the rear with views over the surrounding area, the second bedroom overlooks the front aspect. The well appointed bathroom has a double width walk-in shower.

To the rear of the property can be found visitors parking and the waste bin storage area.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast.

It boasts a stunning coastline, iconic palm trees and sandy beaches, contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

COMMUNICATIONS

Excellent communication links include inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

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 C (Payable 2025/2026 £2079.86) **MOBILE PHONE COVERAGE** EE,02, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

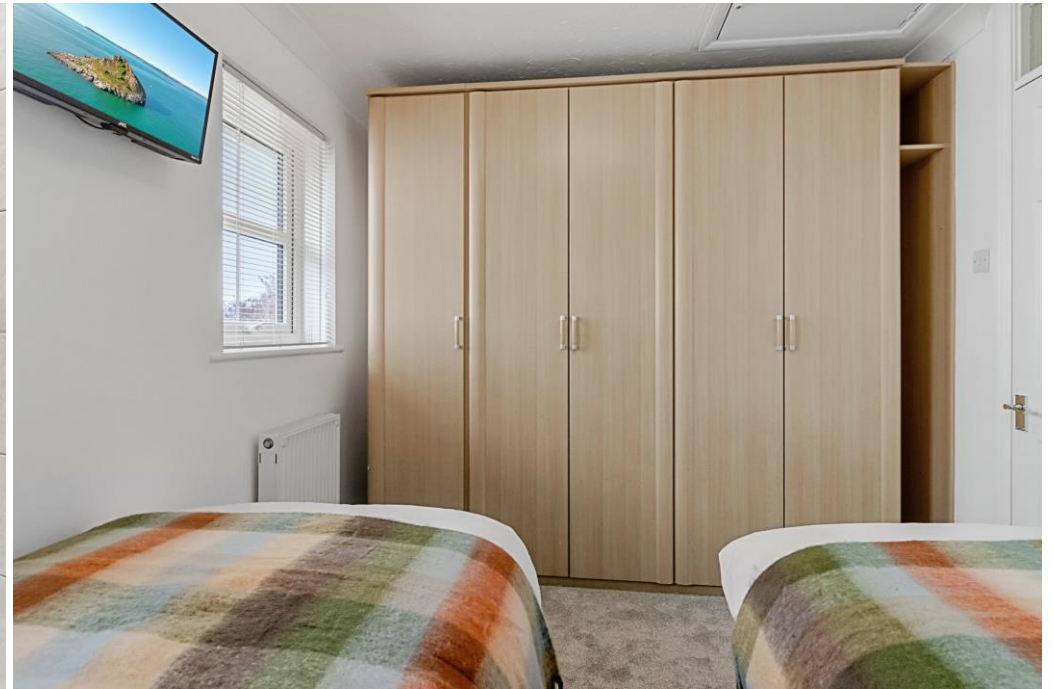
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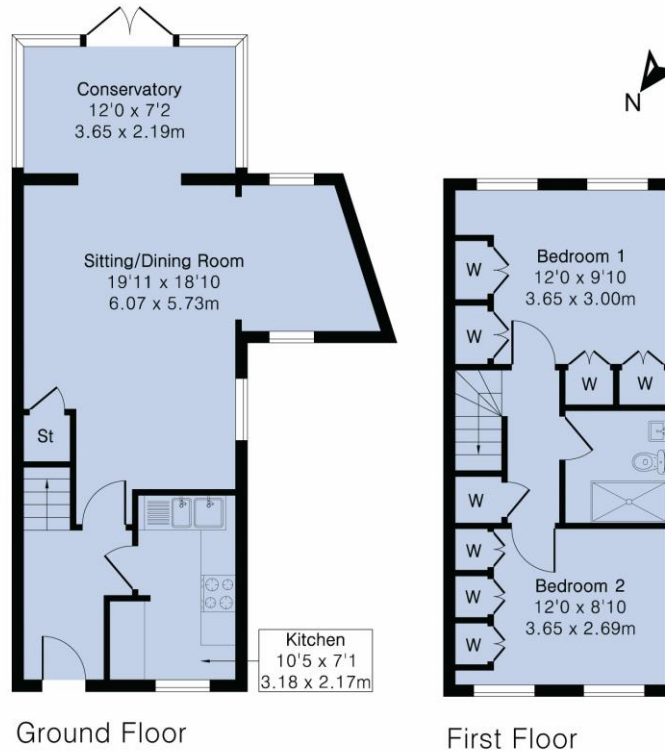




Approximate Gross Internal Area 793 sq ft - 73 sq m

Ground Floor Area 467 sq ft – 43 sq m

First Floor Area 326 sq ft – 30 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
10-149	A		
15-191	B		
20-250	C		
25-34	D		
35-50	E		
55-65	F		
80	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

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www.johncouch.co.uk

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.