



Colin Road | Paignton | TQ3 2NQ

Asking Price Of £175,000

A substantially sized two bedroom second floor flat located within the exclusive over 60's development Tembani Court, Paignton. The property comprises of a welcoming entrance hallway, a large and light filled living room, a fitted kitchen, two double bedrooms one of which is en-suite, a further family shower room and a large balcony. The apartment also benefits from phenomenal sea views across the bay. Within the building you can access laundry services, communal lounge and bin stores. The development is perfectly positioned within a short level walk of Preston sands beach, doctors and pharmacies, local shops, bus links, restaurants and more. The property is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- EN-SUITE BEDROOM
- PHENOMENAL SEA VIEWS
- BEAUTIFULLY PRESENTED THROUGHOUT

**ENTRANCE** A fire safety front door opening into a wide and welcoming entrance hallway with doors leading to the adjoins rooms, intercom system, overhead lighting and a deep storage cupboard.

**LOUNGE** - 6.02m x 3.23m (19'9" x 10'7") A beautifully bright and spacious living room with breathtaking sea views across the bay. Space for an abundance of furniture, a feature electric fireplace, and tv and internet points, a uPVC double glazed door leading out to the balcony and an electric night store heated radiator.

**KITCHEN** - 2.26m x 2.31m (7'5" x 7'7") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an eye level electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a fridge freezer, tile backsplash, uPVC double glazed window with phenomenal sea views.

**BEDROOM ONE** - 4.32m x 2.82m (14'2" x 9'3") A brilliantly large master bedroom with spectacular sea views, built in mirror fronted wardrobes, uPVC double glazed windows and an electric night store heated radiator.



**BEDROOM TWO** - 3.51m x 2.74m (11'6" x 9'0") A further generously sized double bedroom with again brilliant sea views across to Thatchers Rock, Torquay. Built in mirror fronted wardrobes and an electric radiator. Door leading into:-

**EN-SUITE** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a corner shower unit. Tiled walls, extractor fan and a mirror fronted medicine cabinet.

**SHOWER ROOM** A modern shower room comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in triple shower unit, panelled walls, uPVC obscure double glazed window and extractor fan.

Address 'Tembani Court, Colin Road,  
Paignton, TQ3 2NQ'

Tenure 'Leasehold'

Council Tax Band 'D'

EPC Rating 'TBC'

### Contact Details

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