



Whole of block shown

Tembani Court, Colin Road, Paignton

Leasehold £155,000



WILLIAMS HEDGE
estate agents



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Flat 18, Tembani Court, Colin Road, Paignton, TQ3 2NQ
Ground floor retirement apartment | Close to Preston Sands | Inner hall | Separate WC
Shower room | Two double bedrooms | Large shower room | Kitchen | Lounge/diner | No Chain
Level access to the sea front | Viewing highly recommended

A spacious ground floor retirement apartment with accommodation comprising Inner hall, lounge/diner, kitchen, separate WC, shower room and two large double bedrooms. Being sold with no upward chain. Viewing highly recommended.

The Accommodation Comprises

INNER HALL Ceiling light point, coved and textured ceiling, doors to all principle rooms, emergency pull cord, cupboard with fitted shelving and electric meter a further cupboard for storage.

LOUNGE/DINER - 5.66m x 3.23m (18'7" x 10'7") Matching wall lights, coved and textured ceiling, uPVC double glazed door giving access to the communal gardens, electric night storage heater and emergency pull cord.



KITCHEN - 2.31m x 2.21m (7'7" x 7'3") Matching wall, base and drawer units with roll edged work surfaces, built in four ring electric hob and eye level oven, inset stainless steel sink with matching drainer and tiled splash backs, vinyl flooring, uPVC double glazed window to the side aspect, ceiling strip light and emergency pull cord.



WC - 1.5m x 1.22m (4'11" x 4'0") Separate WC, pedestal hand wash basin, low level close coupled WC, ceiling light point, coved ceiling, emergency pull cord, airing cupboard with shelving and water tank.

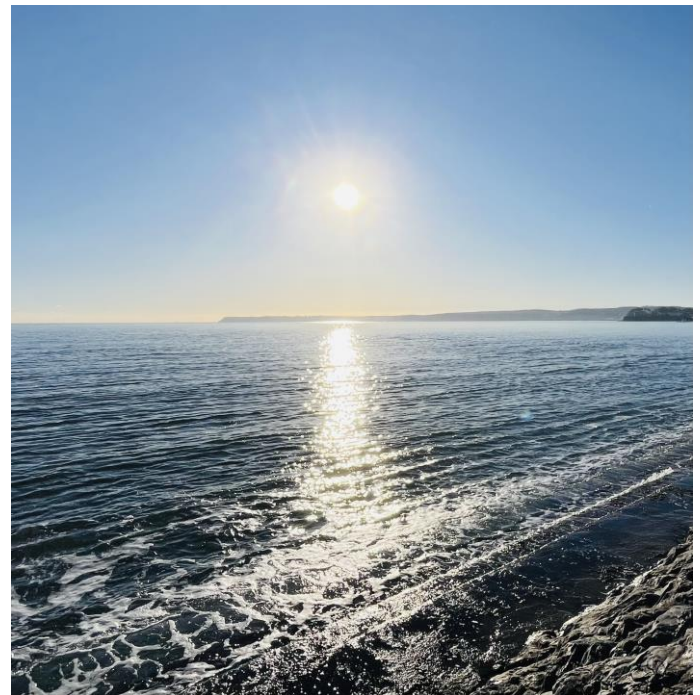
BEDROOM ONE - 5m x 2.77m (16'5" x 9'1") Double bedroom, coved ceiling, emergency pull cord, night storage heater, uPVC double glazed window to the side and matching wall lights.



BEDROOM TWO Double bedroom, coved ceiling, matching wall lights, uPVC double glazed window to the side aspect and night storage heater.



SHOWER ROOM - 2.08m x 1.75m (6'10" x 5'9") Three piece matching white suite comprising low level close coupled WC, pedestal hand wash basin with mono block mixer tap, vanity unit, mosaic tile effect flooring, ceiling light point, extractor, wall heater and large walk in shower with wall mounted electric shower and glass door.



AGENTS NOTES

TENURE - LEASEHOLD 125 Years from 1995.
 Half yearly service charge 1 March 2024 to 31 Aug 2024 £1,830.40 to First Port
 Half yearly rent in advance 1 March 2024 to 31 Aug 2024 £291.28 to Estates and Management.

MAINTENANCE to include, buildings insurance, water, laundry, window cleaning, outside decoration, communal areas, lift, outside gardens, residents lounge. **NOTES:** 1. Residents need to be over 60 years of age. 2. If a couple are purchasing one partner needs to be over 55 years of age, with the other over 60. 3. Property manager working hours are Mon-Fri 9am-5pm. 4. There are 94 apartments in the complex. 5. Single & double occupancy guest rooms are available. 6. Heating is all electric - no gas into the properties. 7. Hairdresser and chiropodist visit the complex as required, as do the supermarkets Iceland & Tesco who offer a delivery service. 8. Parking – subject to availability – waiting list 9. Pets - Require permission from the landlord.

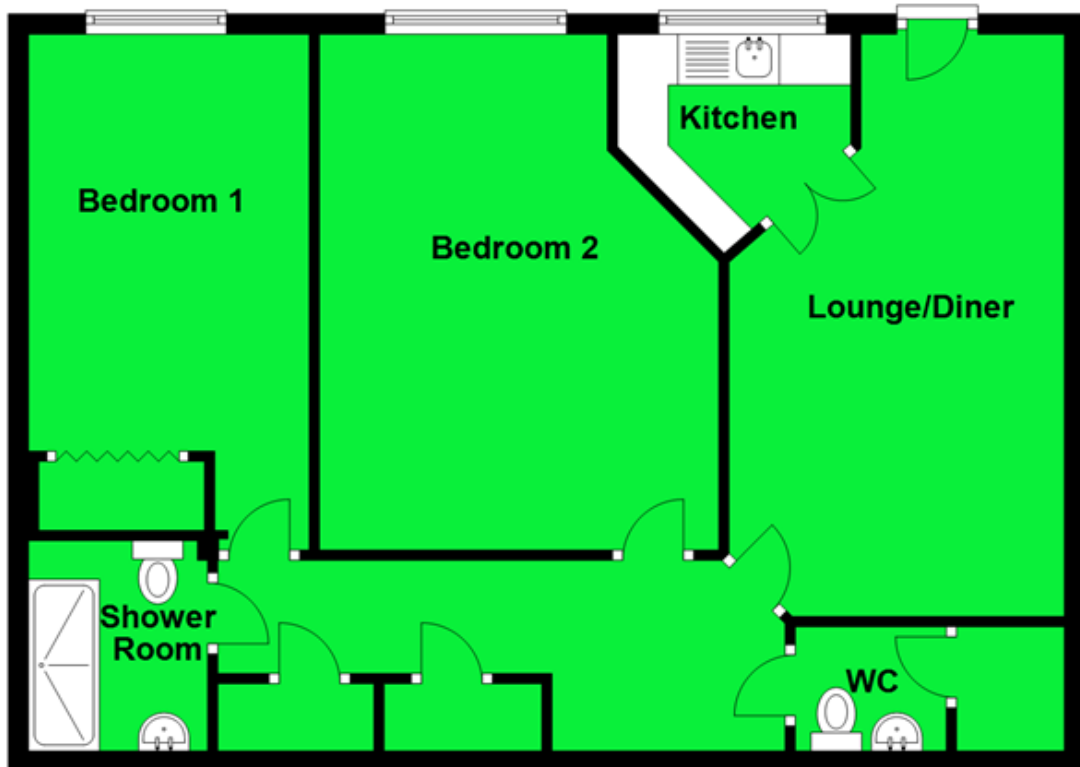
Age: 1995 (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: D EPC Rating: C	Tenure: Leasehold
Services - Mains electric, water & sewerage, no gas	
Broadband - Standard, Ultrafast, Superfast. Mobile Network – Indoor - EE, Vodafone voice & data limited, Three, O2 voice likely, data limited. Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: cupboard	Gas Meter Position: N/A
Boiler Position: N/A	Water: Included
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: approx. 65 Sqm	Square foot: 699sqft approx.

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Floor Plan



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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