

WHOLE BLOCK SHOWN



Colin Road, Preston, Paignton

Leasehold £95,000



WILLIAMS HEDGE
estate agents



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25 TEMBANI COURT, COLIN ROAD, PRESTON, PAIGNTON TQ3 2NQ

First floor retirement apartment | Convenient lower Preston location | Stairs and lift to first floor
Entrance hall | Sitting room | Kitchen | Large double bedroom | Shower room/ W.C
Double glazing | Night storage heating | Communal facilities including residents lounge, laundry,
guest suite and site manager

The property forms part of a popular retirement development situated directly opposite Preston Green and seafront with good access to local shopping facilities and bus route. Tembani Court offers a range of communal facilities including a residents lounge, laundry, guest suite, communal gardens and a site manager. Access via a communal entrance hall with lift or stairs to the first floor the apartment comprises a reception hallway, sitting room with window to rear aspect, kitchen, large double bedroom and a shower room/W.C. Windows are UPVC double glazed and heating is electric night storage heaters.

On a level walk is access to Preston seafront and Sands with shopping facilities also nearby offering a varied range of day-to-day shops and many supermarkets, surgeries and the number 12 bus route linking Brixham, Torquay, Newton Abbot. Paignton town has a further range of shopping facilities, railway station and bus station.

The Accommodation Comprises

ENTRANCE HALL - 2.18m x 0.81m (7'2" x 2'8")

Coved and textured ceiling with pendant light point, door entry intercom system with emergency pull cord, doors to

SITTING ROOM - 4.24m x 3.43m (13'11" x 11'3" max)

Coved and textured ceiling with light point, UPVC double glazed window to rear aspect, night storage heater, TV point, telephone point, emergency pull cord, airing cupboard with shelving, hot water cylinder, light point, electric meter and consumer unit. Double doors to



KITCHEN - 2.11m x 1.6m (6'11" x 5'3") Coved and textured ceiling with strip light, UPVC double glazed window to rear, fitted kitchen comprising a range of base and drawer units with roll edge worksurfaces over, inset sink and drainer, inset four ring electric hob and extractor over, built-in electric oven.



BEDROOM - 5.26m x 3.53m (17'3" max x 11'7" into door recess) Coved and textured ceiling with wall light points, built in wardrobe with bi-fold mirrored doors, night storage heater, emergency pull cord.



SHOWER ROOM/W.C - 1.98m x 1.73m (6'6" x 5'8")

Light point. Comprising shower cubicle, wash hand basin, close coupled W.C.

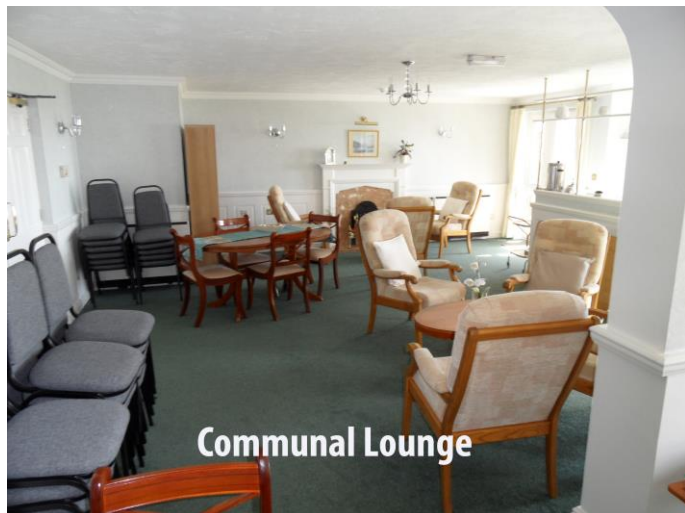


TENURE - LEASEHOLD

Length of Lease - 125 Years from 1995.
 Service Charge for 2023 - £1,140.69 every six months
 - To include, buildings insurance, water, laundry, window cleaning, outside decoration, communal areas, lift, outside gardens, residents lounge.
 Ground Rent - £600 per annum
 Freeholder - Fairbourne Homes
 Management Company - Estates and Management

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.



Communal Lounge



Beach adjacent to property



Preston Seafront

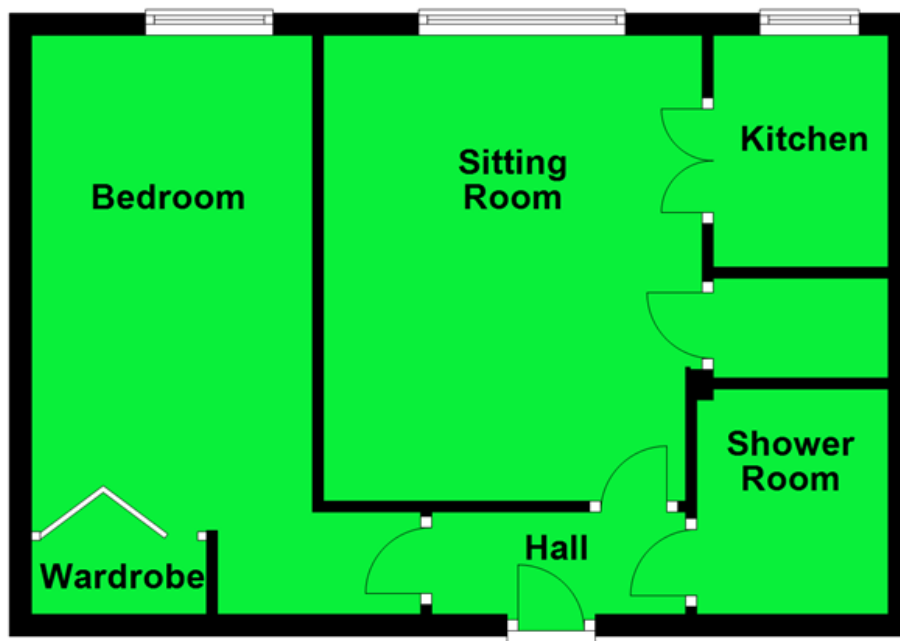
Age: 1990s' (unverified)	Postcode: TQ3 2NQ
Current Council Tax Band: C EPC Rating: B	Stamp Duty:* £0 at asking price
Electric meter position: Living room	Gas meter position: N/A
Boiler positioned: Heated water tank	Water: Included in maintenance charge
Total Floor Area: 44sqm approx	473sqft approx

This information is given to assist and applicants are requested to verify as fact.

*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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