



Guide Price £140,000 - £155,000

Tembani Court, Colin
Road, Paignton, TQ3
2NQ

A generously proportioned one bedroom apartment situated within the popular retirement development of Tembani Court in Paignton. This bright and spacious property features a welcoming entrance hallway, a large living/dining room, a well equipped kitchen, a shower room, an additional cloakroom, and a private balcony. Residents benefit from a range of on-site facilities including a communal lounge, laundry room, and lift access, creating a comfortable and sociable living environment. Ideally positioned on Preston seafront the development enjoys stunning sea views and is just a short, level walk from local shops, cafés, restaurants, pharmacies and doctors. Offered for sale with no onward chain this apartment presents an excellent opportunity for coastal retirement living.



ENTRANCE A fire safe front door opens into a welcoming entrance hallway with doors leading to the principal rooms. Features include an intercom system, emergency pull cord, and a useful fitted storage cupboard.

LIVING ROOM/DINING ROOM A wonderfully bright and spacious living/dining room enjoying breathtaking sea views across Preston Sands and towards Thatchers Rock and Torquay. The room offers ample space for lounge and dining furniture and benefits from a TV and internet point, emergency pull cord, electric night storage heater, and a uPVC double glazed window and door opening onto the balcony.



KITCHEN A fitted kitchen featuring a range of wall, base, and drawer units with roll edge work surfaces over. There is a stainless steel sink with drainer, electric single oven with grill, and a four ring electric hob with extractor hood above. Further appliances included are an under counter fridge and freezer. Additional features include tiled splash back, an emergency pull cord, and uPVC double glazed windows with delightful sea views.

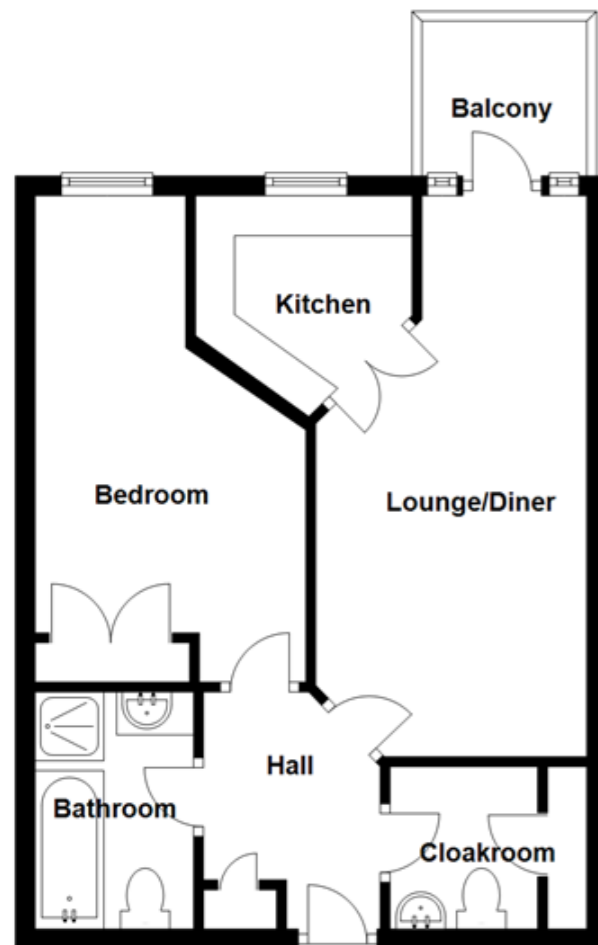
BEDROOM A spacious double bedroom positioned to the front of the building, enjoying stunning sea views across Preston Sands and out to Torquay. The room includes mirror fronted built in wardrobes, a uPVC double glazed window, and an electric night storage heater.

SHOWER ROOM A well appointed shower room comprising a low level WC, vanity wash hand basin with storage beneath, and a double shower enclosure. Finished with tiled walls and a mirror fronted medicine cabinet, extractor fan, and heated towel rail.

CLOAKROOM A convenient guest cloakroom featuring a low level WC and pedestal wash hand basin. Additional features include an emergency pull cord, extractor fan, and access to a fitted airing cupboard housing the hot water cylinder and shelving.

BALCONY An east facing balcony enjoying picturesque sea views across Preston Sands and towards Torquay. The balcony offers sufficient space for a bistro set, ideal for relaxing or alfresco dining.

COMMUNAL FACILITIES Tembani Court further benefits from a range of on site facilities, including a residents' lounge providing a welcoming social space, laundry facilities, well maintained communal gardens, lift access, and refuse disposal areas.



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

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '77 | C'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ