



GUIDE PRICE OF £65,000 -£75,000

Colin Road, Paignton, TQ3 2NQ

A sizeable one bedroom first floor flat located within the popular retirement complex of Tembani court just a stones throw from Preston sands beach. The flat comprises of a welcoming inner hallway, a spacious living room, kitchen, double bedroom and family bathroom. The property is ideally situated within easy reach of Preston beach, cafes and restaurants, bus links, local shops and more. The property is being offered for sale with no onward chain!



ENTRANCE A secure fire safety front door opens into a welcoming hallway complete with overhead lighting, an intercom system, an emergency pull cord and doors leading to all principal rooms.

LIVING ROOM A bright and generously sized lounge/dining area offering ample space for furniture arrangements. The room features uPVC double glazed windows, TV and internet points, a night store heated radiator and French doors opening through to the kitchen.

KITCHEN A well appointed kitchen fitted with a range of wall, base and drawer units topped with roll edged work surfaces. It includes a stainless steel single bowl sink and drainer, an electric oven with grill, and a four ring electrical hob with extractor above. Additional benefits include tiled splash backs, space and plumbing for an under counter fridge and freezer and a conveniently placed emergency pull cord.

BEDROOM A generously proportioned and light filled double bedroom featuring built in mirrored wardrobes, a uPVC double glazed window, a night store heated radiator and an emergency pull cord.

BATHROOM A spacious bathroom comprising a low level WC, vanity wash basin with storage below, and a panelled bath with shower attachment above. The room is finished with tiled walls, an extractor fan and a fitted towel rail.

OTHER INFORMATION: The property also benefits from onsite facilities including communal lounge, laundry room, lift access and on site guest accommodation.

Address 'Colin Road, Paignton, TQ3 2NQ'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '82 | B'

Taylor's Estate Agents
24-26 Hyde Road
Paignton
Devon
Tq4 5by

