

CHRISTOPHER SCALES

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Preston Seafront, Paignton

£89,950

Enjoy retirement living with this charming ground floor apartment, perfectly positioned directly on Preston Seafront and offering convenient access to local amenities.

Tembani Court is a highly regarded development designed for comfort and security. Residents benefit from excellent communal facilities including a welcoming lounge, a fully equipped laundry room, and a guest suite for visitors. A dedicated development manager is on-site to provide support, ensuring peace of mind, and an alarm pull cord system is fitted in most rooms for emergencies.

Upon entering the apartment, an entrance hall provides an airing cupboard/storage. The generous sitting/dining room offers a comfortable space with a night storage heater and a UPVC double glazed window and door providing direct access to the well maintained communal gardens. Double doors lead into the kitchen, featuring base and drawer units with roll-edged work surfaces, an inset sink and drainer, an electric hob, and a built-in eye-level electric oven. A UPVC double glazed window in the kitchen also overlooks the communal garden.

The double bedroom has built-in wardrobes with mirrored bi-fold doors for storage. Completing the accommodation is a functional bathroom/WC, fitted with a panelled bath and overhead shower attachment, a vanity unit with an inset wash hand basin, and a WC.

With vacant possession and no onward chain, this apartment is ready for its next owner. Its prime seafront location ensures a level walk to Preston beach and nearby amenities, making it an ideal choice for a relaxed and enjoyable lifestyle.

The accommodation comprises: Communal entrance with level access to the apartment.

ENTRANCE HALL - 1.96m x 0.86m (6'5" x 2'10") Coved and textured ceiling with pendant light point, smoke detector, emergency pull cord and door intercom system, airing cupboard housing the hot water cylinder with slatted shelving over, pendant light point, electric meter and consumer unit. Doors to,

SITTING/DINING ROOM - 5.84m x 3.12m (19'2" x 10'3") Maximum measurements. Coved and textured ceiling with wall light points, night storage heater, TV connection point, telephone point, emergency pull cord, UPVC double glazed window and door opening onto the communal garden. Double doors to,

KITCHEN - 2.41m x 2.18m (7'11" x 7'2") Maximum measurements. Coved and textured ceiling with light point, UPVC double glazed window overlooking the communal garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer, inset electric hob, tiled surrounds, matching eye level cabinets, built in eye-level electric oven, space for under work top appliances, emergency pull cord. wall mounted electric fan heater.





DOUBLE BEDROOM - 4.75m x 2.64m (15'7" x 8'8") Maximum measurements. Coved and textured ceiling with wall light points, UPVC double glazed window, night storage heater, built in wardrobes with bifold mirror fronted doors, emergency pull cord, telephone point.

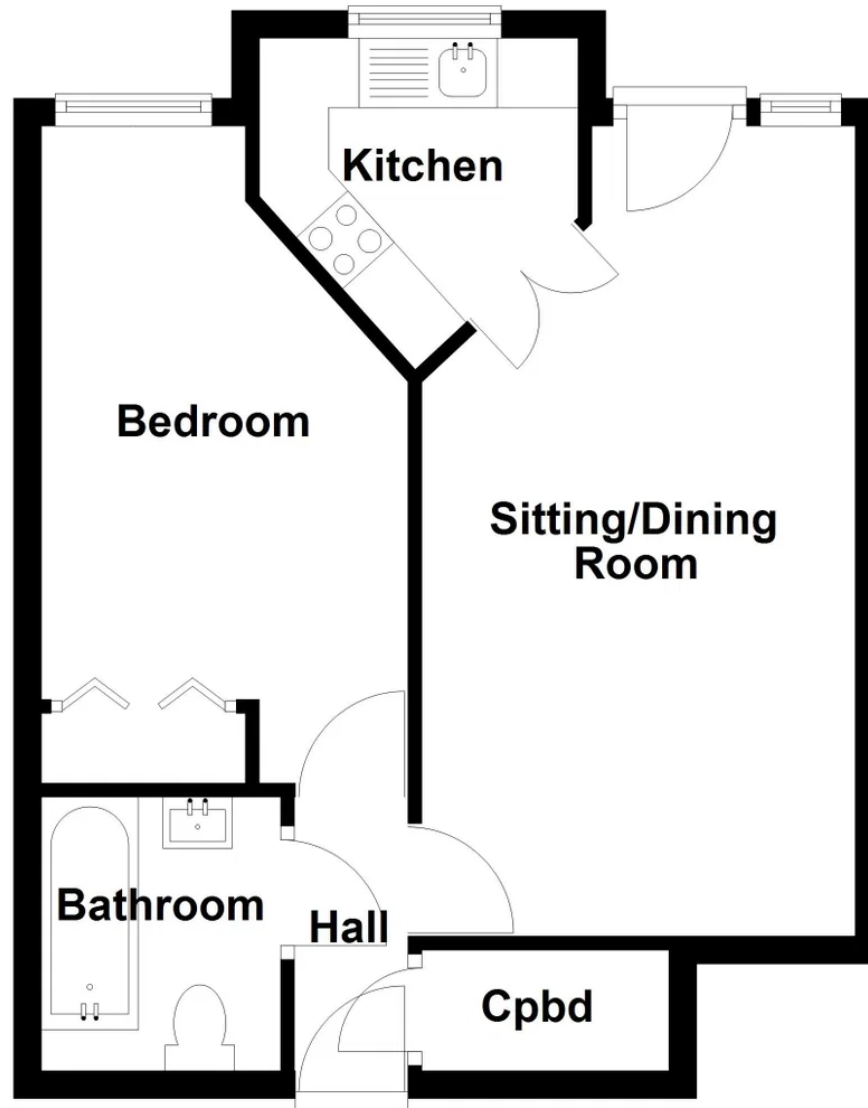
BATHROOM/WC - 1.96m x 1.57m (6'5" x 5'2") Coved and textured ceiling, extractor fan, wall mounted electric fan heater, comprising panelled bath with twin handgrips and shower attachment over, vanity unit with inset wash hand basin, WC, heated towel rail, tiled walls, strip light.

USEFUL INFORMATION

Tenure – LEASEHOLD 125 years from 30/08/1996
Service Charge - £2559.04 Ground Rent £516.78 per annum
Age - 1995
Heating - Electric
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band C
EPC Rating - C/78, Potential B/82
Broadband - To be confirmed
Mobile - To be confirmed



Ground Floor



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Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com