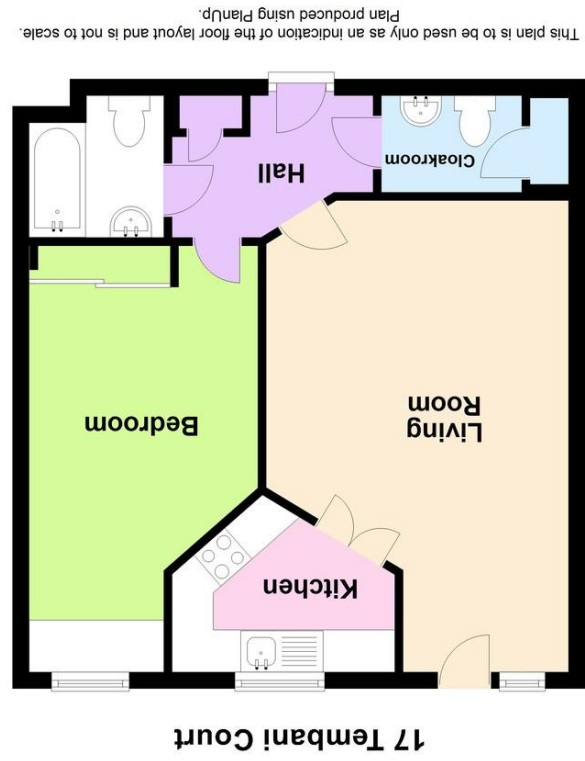




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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17 TEMBANI COURT, COLIN ROAD, PRESTON, PAIGTON, TQ3 2NQ **£950 PCM**

VIEW FROM 8TH DECEMBER!! LUXURY 1 Bedroom Ground Floor Retirement Apartment ideally located on Preston Seafront and Green. The property comprises a spacious lounge/diner, quality kitchen, double bedroom, bathroom, hallway and a separate W/C. The flat also has its own small patio off the Lounge. Development benefits include on-site laundry room, a communal residents lounge and a part time on-site house manager. The flat is situated approximately a quarter of a mile from Preston & Paignton centres, local shops and amenities. Just a level stroll Away you can find Preston Sands Beach and a local bus top.



17 TEMBANI COURT

VIEW FROM 8TH DECEMBER!! | LUXURY
RETIREMENT APARTMENT | LIVING
ROOM WITH MEDIA WALL | BEDROOM
| FITTED KITCHEN WITH QUALITY
APPLIANCES | DOUBLE GLAZING |
ELECTRIC HEATING | COMMUNAL
FACILITIES | CLOSE TO BEACH &



SEPARATE CLOAKROOM

6' 4" x 4' 0" (1.95m x 1.24m) Coving to textured ceiling. Fitted wall mirror. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled floor. Electric towel radiator. Emergency pull cord. Extractor fan. Airing cupboard with shelving and factory lagged cylinder.

DEVELOPMENT FACILITIES

Outside there are well maintained communal Gardens with borders and seating areas. Inside there is a lift service and stairs all floors. On the first floor there is a residents Lounge where a range of activities happen, there are easy chairs and windows enjoying views across Preston Sands and out into Torbay. Furthermore there is a Laundry Room and a Managers Office. Outside Bus Services run from outside the block and the Beach and Promenade at Preston Sands are a level walk away just over the road.

AGENTS NOTES

12 Month AST. Required income of circa £28,500 p/annum. 1 Months rent plus 5 weeks rent as a deposit. The property is Council Tax Band C. All mains services with the exception of Gas. Open reach postcode checker says that there is fibre broadband in the street.

COMMUNAL ENTRANCE

With communal front door with security entry phone system leads into:-

COMMUNAL ENTRANCE AREA

Pleasant seating area. Managers Office. Lift service and stairs leading to all floors. Front door into Apartment 17 :-

RECEPTION HALL

7' 3" Max x 6' 10" Max (2.23m x 2.09m) Coving to textured ceiling. Spot lighting. Large storage cupboard housing the meters and circuit breaker box. Door entryphone hand set. Contemporary oak doors to all principal rooms. Smoke alarm. Tiled floor.

LOUNGE/DINING ROOM

18' 6" Max x 12' 8" Max (5.65m x 3.88m) Coving to textured ceiling. UPVC double glazed door with matching window leads out onto the patio. Fitted bespoke media unit with enough shelves and storage to meet every need. Wall mounted electric column radiators. Uplighters. TV aerial point. Emergency pull cord. Heating controller. Contemporary, glazed double oak doors lead into :-

KITCHEN

8' 3" Max x 7' 7" Max (2.54m x 2.32m) Comprising a new high quality range of wall and floor mounted units with quartzite work surfaces an inset enamelled sink with mixer tap over. A range of NEFF appliances including induction hob, cooker hood and oven set within tall unit. Integrated fridge, freezer and dishwasher. Complimentary tiled surrounds. UPVC double glazed window overlooking the side of the property. Textured ceiling. Control for underfloor heating. Emergency pull cord. Tiled floor with under floor heating.

BEDROOM

15' 7" Max x 9' 1" Max (4.75m x 2.77m) Coving to textured ceiling. UPVC double glazed window overlooking the side of the property. Quality fitted dressing table with drawers. Uplighters. Wall mounted column electric radiators. Telephone point. Textured ceiling. Heating controller. Emergency pull cord. Built in wardrobes with full length mirror fronted doors with hanging space and shelving.

BATHROOM

6' 11" x 5' 7" (2.11m x 1.72m) Recently refitted with a white suite comprising vanity unit with inset wash hand basin and cupboards below, easy access bath with shower mixer tap attachment and shower screen. Low level WC. Modern heated towel radiator. Tiled floor with underfloor heating. Part tiled walls. Extractor fan.

COLIN ROAD

