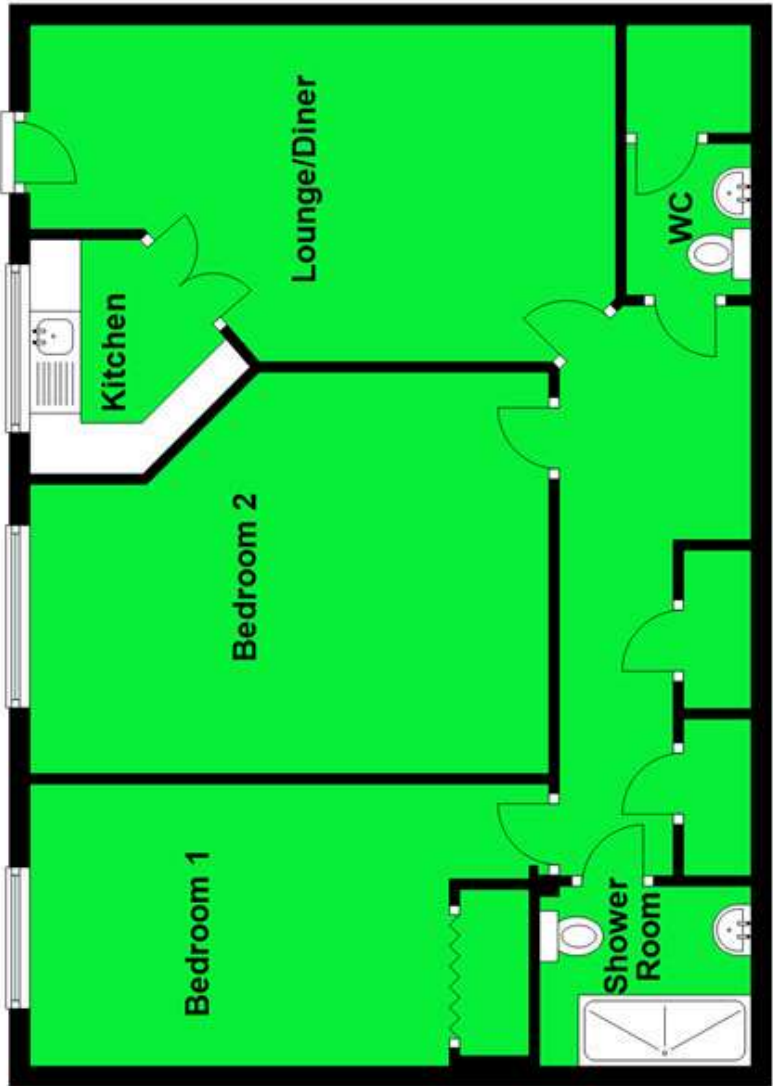


**Ridge**water  
Local • Independent • Experts

**2 Bedroom Retirement Property for Sale in Tembani Court,  
Colin Road, Paignton**  
OIRO £155,000

# FLOOR PLAN

Floor Plan



## **DESCRIPTION**

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Ground floor retirement apartment | Close to Preston Sands | Inner hall | Separate WC | Two double bedrooms | Large shower room | Kitchen | Lounge/diner | No Chain | Level access to the sea front | EPC C | Viewing highly recommended

#### **DESCRIPTION**

A spacious ground floor retirement apartment with accommodation comprising Inner hall, lounge/diner, kitchen, separate WC, shower room and two large double bedrooms. Being sold with no upward chain. Viewing highly recommended.

#### **INNER HALL**

Ceiling light point, coved and textured ceiling, doors to all principle rooms, emergency pull cord, cupboard with fitted shelving and electric meter a further cupboard for storage.

**LOUNGE/DINER** – 5.66m x 3.23m (18'7" x 10'7")

Matching wall lights, coved and textured ceiling, uPVC double glazed door giving access to the communal gardens, electric night storage heater and emergency pull cord.

**KITCHEN** – 2.31m x 2.21m (7'7" x 7'3")

Matching wall, base and drawer units with roll edged work surfaces, built in four ring electric hob and eye level oven, inset stainless steel sink with matching drainer and tiled splash backs, vinyl flooring, uPVC double glazed window to the side aspect, ceiling strip light and emergency pull cord.

**WC** – 1.5m x 1.22m (4'11" x 4'0")

Separate WC, pedestal hand wash basin, low level close coupled WC, ceiling light point, coved ceiling, emergency pull cord, airing cupboard with shelving and water tank.

**BEDROOM ONE** – 5m x 2.77m (16'5" x 9'1")

Double bedroom, coved ceiling, emergency pull cord, night storage heater, uPVC double glazed window to the side and matching wall lights.

#### **BEDROOM TWO**

Double bedroom, coved ceiling, matching wall lights, uPVC double glazed window to the side aspect and night storage heater.

**SHOWER ROOM** – 2.08m x 1.75m (6'10" x 5'9")

Three piece matching white suite comprising low level close coupled WC, pedestal hand wash basin with mono block mixer tap, vanity unit, mosaic tile effect flooring, ceiling light point, extractor, wall heater and large walk in shower with wall

mounted electric shower and glass door.

#### **AGENTS NOTES**

TENURE – LEASEHOLD 125 Years from 1995. MAINTENANCE Half yearly service charge 1 March 2024 to 31 Aug 2024 £1,830.40 to First Port Half yearly rent in advance 1 March 2024 to 31 Aug 2024 £291.28 to Estates and Management. Every 6 months to include, buildings insurance, water, laundry, window cleaning, outside decoration, communal areas, lift, outside gardens, residents lounge. 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 chiroprapist 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.

#### **MATERIAL INFORMATION**

Tenure – Leasehold, Council Tax Band – D, EPC Rating – C, Services – Mains electric, water & sewerage, no gas. Broadband – Standard, Ultrafast, Superfast. Mobile Network – Indoor – EE, Vodafone voice & data limited, Three, O2 voice likely, data limited. Outdoor – EE, Three, O2, Vodafone voice & data likely.

**DISCLAIMER:** The information provided by the seller and associated websites is accurate to the best of our knowledge.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



**PHOTOS**







Whole of block shown

**Paignton Office**

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1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)



**Consumer Protection from Unfair Trading Regulations 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.