



8, Parsonage Way, Coxside, Plymouth, Devon, PL4 0LY

Price £335,000



Queen Anne's Quay' is a gated development which enjoys a quiet position within easy reach of Plymouth City Centre, the historic Barbican and Hoe with its host of restaurants, cafes, bars and near to the National Marine Aquarium via the lock gates at the Mayflower Steps. Lang Town and Country are delighted to offer to the market this delightful and well presented townhouse situated within the highly desirable Queen Anne's Quay development. Completed in circa 2012 the property has been well maintained throughout.

Upon entering the property, you are greeted by stairs which provide access to the first floor. On the ground floor in the hallway, there is under stairs storage, a downstairs WC with hand basin and access to the integral garage. This larger than average garage has light, power and adequate space for storing bikes etc. There is a well-presented kitchen/diner which is fitted with high quality gloss wall and base units, a range of integrated appliances including larder fridge/freezer, dishwasher, hob/oven with overhead extractor hood and ample base and wall mounted units. There is a patio door which leads to the enclosed rear garden. The garden is a delightful feature of this property and has a patio and decking area.

On the first floor there is a most charming lounge with bay facing to the rear, a family bathroom with a shower over the bath, sink, WC and heated towel rail. bedroom three, which is a double sized bedroom and is facing the front of the property.

On the second floor there are a further two double bedrooms. The master bedroom provides access to the ensuite shower room where there is WC, sink, heated towel rail and walk in shower. Bedroom two is facing the front of the property and benefits from an in built storage cupboard and has a light and airy aspect. The property has the added benefit of solar panels and off-road parking in front of the garage.

Lang Town and Country would highly encourage an internal inspection of this most impressive freehold townhouse to appreciate its fantastic location within close proximity to the Barbican and The Hoe.

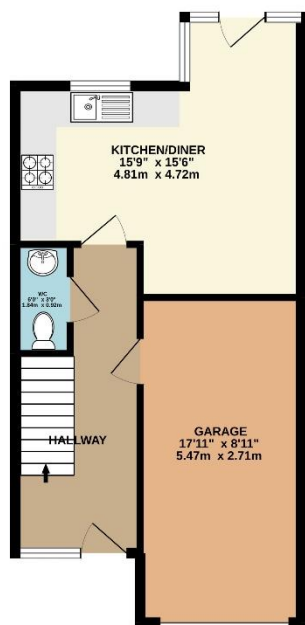
Agents Note: There is a fee of £150.00 a year for the maintenance of the gated access we recommend consulting their own solicitor for formal verification. This property is being offered to the market with vacant possession and no onward chain, and a viewing can be highly recommended.



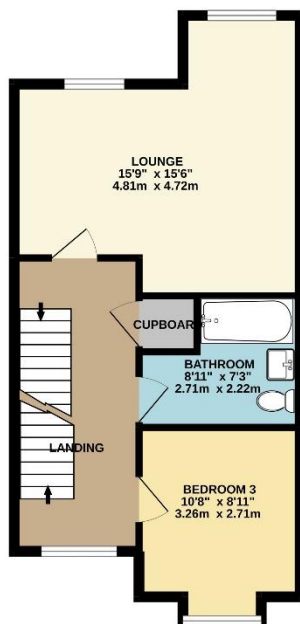
To view this property call Lang Town & Country Estate Agents on **01752 200909**



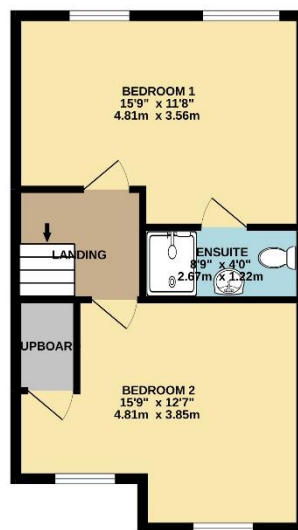
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.

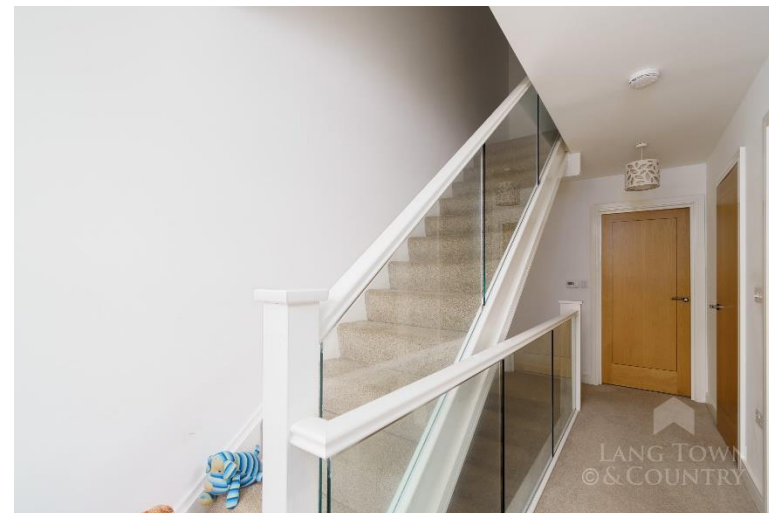


2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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