



## 42 Parsons Close

Staddiscombe, Plymouth, PL9 9UY

**£125,000**



Nicely-presented purpose-built first floor flat with accommodation briefly comprising an entrance hall, open-plan living room, inner hallway, double bedroom, kitchen & bathroom. The property has electric heating & double-glazing. Allocated parking space. No onward chain.



## PARSONS CLOSE, STADDISCOMBE, PL9 9UY

### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL 5'6 x 4' (1.68m x 1.22m)

Staircase ascending to the accommodation. Wall-mounted electric heater. Coat hooks. Consumer unit.

#### OPEN-PLAN LIVING ROOM 17'1 x 14'9 max dimensions (5.21m x 4.50m max dimensions)

Distinct areas for seating and dining. 2 windows with fitted blinds to the front elevation. Wall-mounted electric heater. Doorway opening into the inner hallway.

#### INNER HALLWAY 5'3 x 2'11 (1.60m x 0.89m)

Providing access to the remaining accommodation. Recessed cupboard with hanging rail and shelving. Further recessed airing cupboard housing the hot water cylinder. Loft hatch.

#### BEDROOM 13'2 max length x 8'11 (4.01m max length x 2.72m)

Window to the rear elevation. Alcove with hanging rail. Wall-mounted electric heater.

#### KITCHEN 9'11 x 5'7 (3.02m x 1.70m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven, hob and cooker hood. Space for free-standing appliances. Wall-mounted electric heater. Window to the rear elevation.

#### BATHROOM 6'2 x 5'6 max width (1.88m x 1.68m max width)

Comprising a bath with a shower system over, wc and pedestal basin. Partly-tiled walls.

### OUTSIDE

Outside storage cupboard also housing the electric meter. Small area to the front of the property for bins etc.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

### SERVICES

The property is connected to mains electricity, water and drainage.

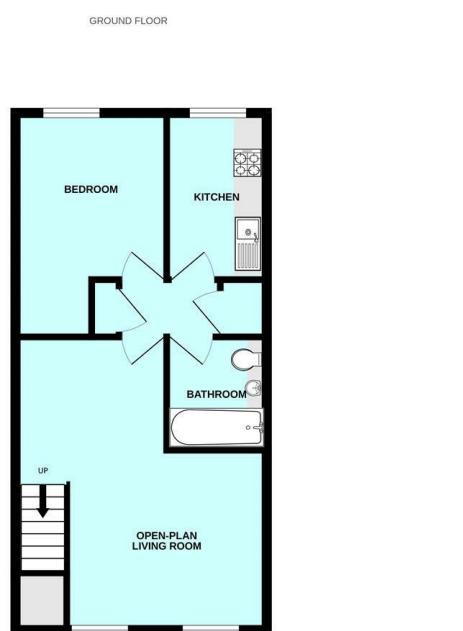
### AGENT'S NOTE

The property is leasehold on a 999 year lease, which started in 1980, on a peppercorn rent. No ground rent or service charge.

### Area Map

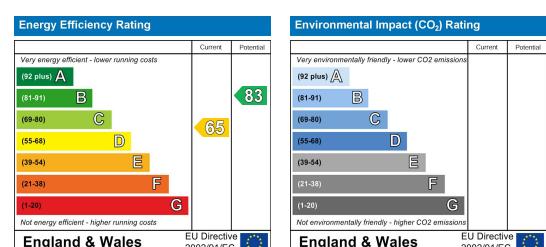


### Floor Plans



Made with Metropix (2025)

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.