



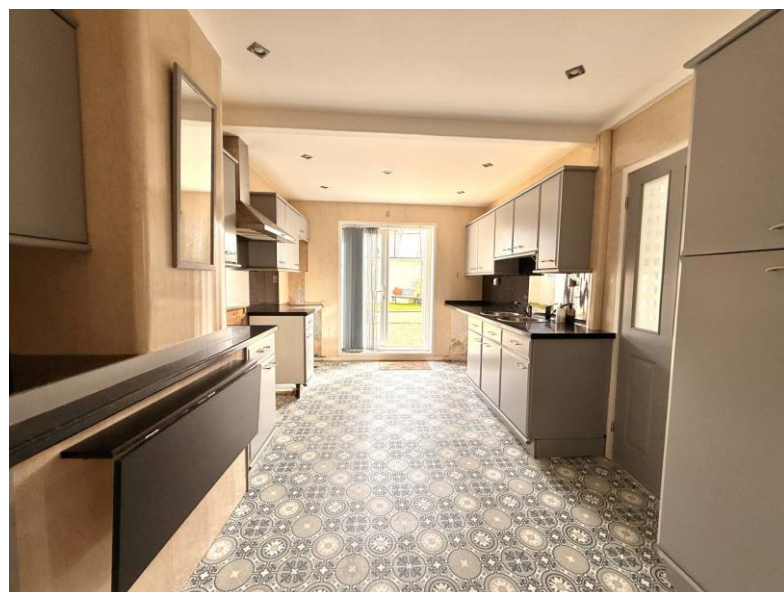
Falcon

01752 600444

38 Abbotsbury Way

Weston Mill, Plymouth, PL2 2HS

Guide Price £210,000 - £220,000





In Brief

Semi detached Spacious family home

Reception Rooms Living - dining room

Bedrooms 3 Bedrooms

Heating Gas central heating

Area 1183 Sq Ft

Tenure Freehold

Parking Potential for off road parking
subject to Planning Permission

Council Tax A

Description

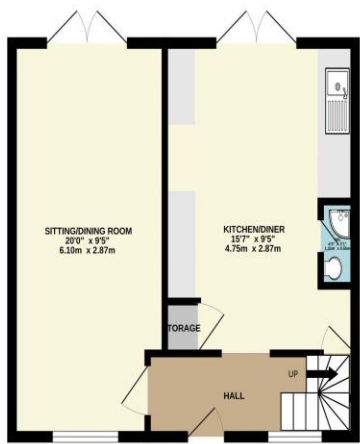
A Great Opportunity in a Fantastic Location A wonderful opportunity to acquire this three-bedroom semi-detached ex-local authority property, ideally positioned close to local schools and excellent transport links, including the A38. The property offers off-road parking but needing Planning permission for dropped Curb, and a superb purpose-built outbuilding in the rear garden, perfect for a home office, gym, or versatile workspace. Internally, the home features a spacious living room, separate dining room, and a generous kitchen/diner with the added benefit of a downstairs WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom, along with the added bonus of usable loft space, offering further potential. While some cosmetic updating would enhance the property, it already provides an excellent foundation for a fantastic family home. Level rear garden and access to the front of the property via the side elevation. Offered to the market chain-free, this property represents an attractive opportunity for buyers looking to settle in a highly sought-after location.

Need A Mortgage?

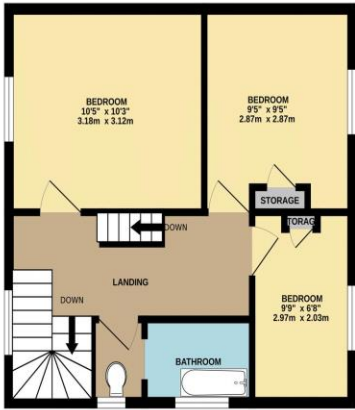
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

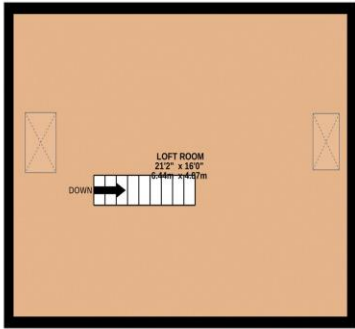
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

