



Not for marketing purposes INTERNAL USE ONLY

Abbotsbury Way  
Plymouth



## Property Description

This attractive three-bedroom home offers bright, well-presented living spaces with a modern, welcoming feel throughout. The entrance hallway sets the tone with its soft decor, feature staircase, and practical layout leading into the heart of the home. The contemporary kitchen is thoughtfully designed with white cabinetry, warm wood-effect worktops, stylish green tiling, and ample space for appliances, creating a clean and efficient cooking area filled with natural light.

Upstairs, the property features three comfortable bedrooms and a beautifully finished bathroom. The bathroom combines a freestanding bathtub, separate corner shower, and a calming mix of soft green walls and textured grey tiles, giving the room a fresh, spa-inspired character. Practical mirrored cabinets and good natural light complete the space.

Outside, the tiered rear garden offers a blend of usable areas, including a large paved patio for seating, raised planters, and a lawn at the top level. A solid, full-height outbuilding provides excellent storage, making the garden both functional and easy to maintain.

Overall, this property delivers a stylish interior, practical outdoor space, and a comfortable layout—ideal for first-time buyers, families, or anyone seeking a move-in-ready home in a quiet residential setting.

## Front Of House

The house sits on a slightly elevated plot, with a short concrete staircase leading up from the pavement level.

The front garden is grassy and open, with a simple and low-maintenance layout.

A small wooden picket fence, stained reddish-brown, borders part of the garden on the right-hand side.

To the left, a wall between the garden and the hard stand which has potential to be turned into a driveway subject to obtaining permission.

## Hallway

Bright and well-kept hallway in a residential home. The space leads directly to a staircase going up, with rooms branching off to the left and right and a view into a kitchen area at the far end.

## Lounge

16' 5" x 13' 1" ( 5.00m x 3.99m )

Double glazing bay window to the front elevation. White radiator. Electric fireplace.

## Side Extension

10' 10" x 4' 7" ( 3.30m x 1.40m )

The side extension provides a versatile room that can be used as a studio, office, or additional storage."

## Kitchen/Diner

19' 5" x 10' 3" ( 5.92m x 3.12m )

A range of matching base units with worktops above. The backsplash features glossy mint-green subway tiles, laid in a brick pattern. A darker strip of smaller, rectangular accent tiles runs horizontally. Built in gas hob. Boiler.

A double stainless-steel basin with a standard chrome tap. Overall Appearance

The oven is a built-in, stainless-steel and black-glass fronted appliance integrated neatly into the kitchen cabinetry. It is positioned at mid-height. Double glazing window to the rear elevation and a ND double glazing window to the side elevation.

Dining area - Double glazing sliding doors to rear garden.

### Bedroom 1

12' 6" x 12' ( 3.81m x 3.66m )

To double glazing window to the front elevation. White radiator.

### Bedroom 2

12' x 10' ( 3.66m x 3.05m )

Two double glazing windows the rear elevation. White radiator.

### Bedroom 3

13' x 9' 7" ( 3.96m x 2.92m )

Two double glazing windows to the front elevation and a third double glazing window to the rear elevation.

### Bathroom

The bathtub is a classic white, freestanding slipper-style bath with a curved, elegant shape with chrome taps mounted midway along the back edge. On the left side is a glass shower enclosure with a rounded, corner-entry design. A white ceramic basin

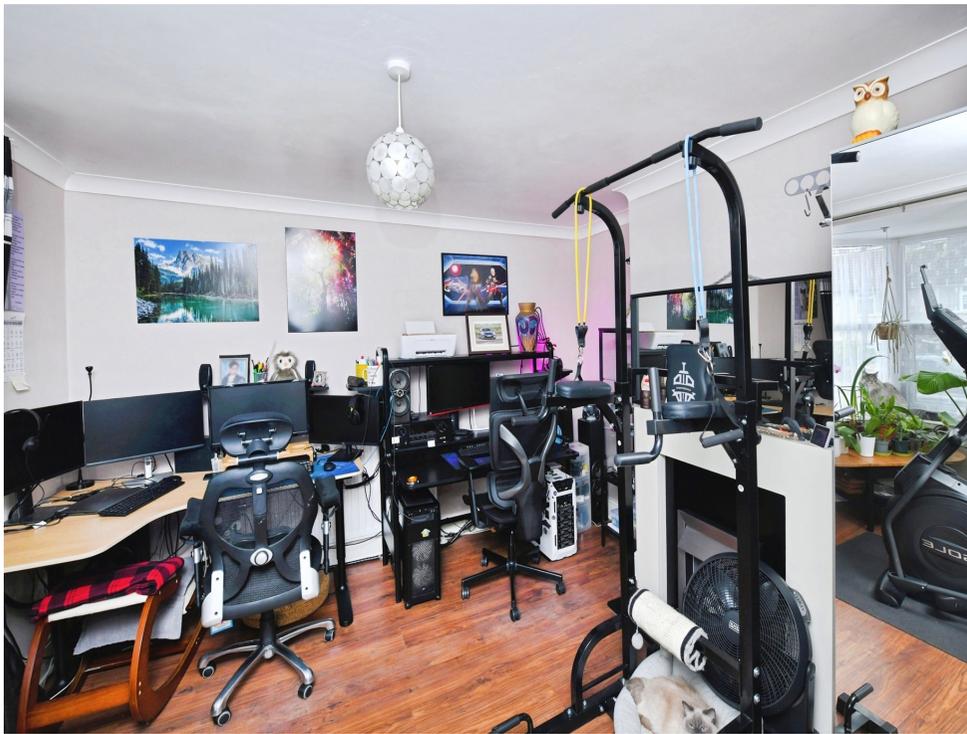
with chrome mixer tap

. A close-coupled toilet. 2 Obscured double glazing windows to the side elevation. A third double glazing window to the rear elevation.

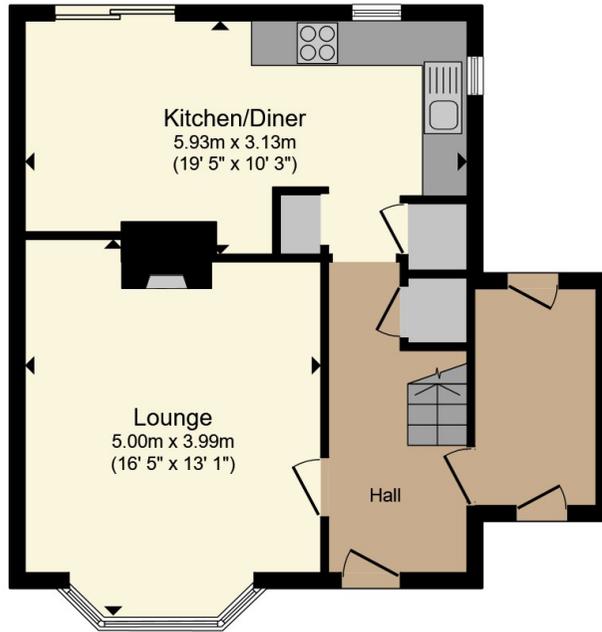
### Rear Garden

This is a tiered, enclosed back garden with a mix of paved patio space, raised planting areas, and steps leading to an upper level. Tall wooden fences, stained a warm reddish-brown, giving privacy. A masonry-built garden shed located at the top level of the garden.

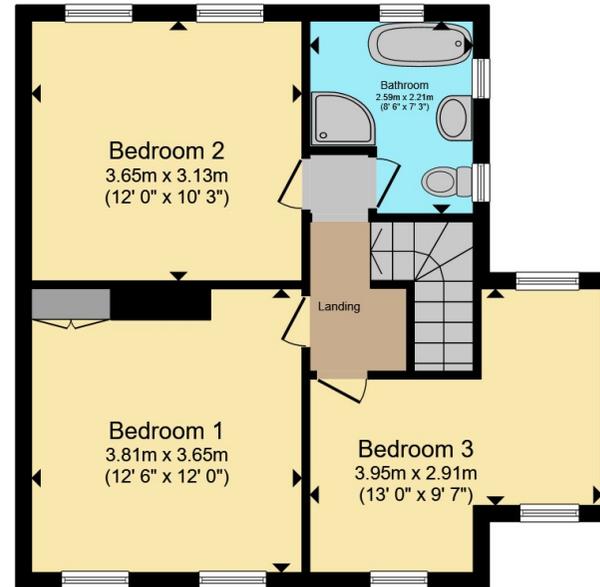








**Ground Floor**



**First Floor**

Total floor area 99.6 m<sup>2</sup> (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeau@connells.co.uk](mailto:stbudeau@connells.co.uk)**

15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**[check out more properties at connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU109682 - 0009