



Francis Stuart

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Abbotsbury Way, Plymouth, PL2 2HS

£210,000

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Having been lovingly owned by the same family for over 40 years, this well-maintained three-bedroom home offers a fantastic opportunity for a new owner to make it their own while enjoying generous living space, a good-sized garden and a location that continues to prove popular with families.

To the front, a practical porch provides the perfect place for muddy paws, wellies and coats before stepping into the main hallway.

The ground floor offers a bright and comfortable lounge overlooking the front garden, creating a cosy space to relax and unwind. To the rear is a separate dining room, ideal for family meals and entertaining, with direct access through to the conservatory. The conservatory provides additional reception space and enjoys pleasant views across the garden, making it a lovely spot to sit with a morning coffee or enjoy the afternoon sun.

The kitchen offers ample storage and workspace and presents an excellent opportunity for a buyer to modernise and personalise over time.

Upstairs, the property offers three bedrooms, including two generous doubles and a third bedroom which would work equally well as a child's room, nursery, home office or hobby room. A modern shower room and separate WC complete the first-floor accommodation.

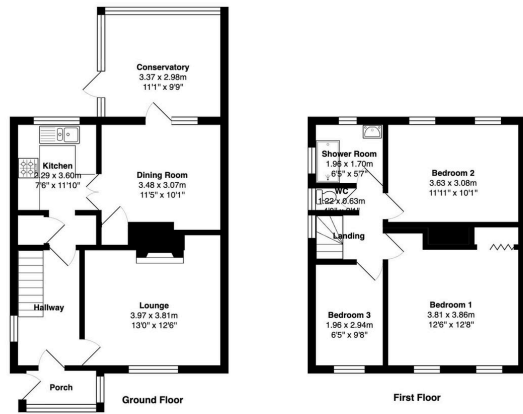
Outside, the property continues to impress with an enclosed rear garden arranged over different levels, offering a mixture of lawn, patio and planted areas. There is plenty of space for children to play, gardening enthusiasts to enjoy, or for summer barbecues with family and friends.

Location

Situated within the popular Ham area of Plymouth, this home enjoys an excellent position for families, dog owners and dockyard commuters alike.

Families will appreciate the excellent choice of nearby schools, including Mayflower Academy and the well-regarded Marine





Total Approximate Area - 95.3 m² ... 1026 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any pre-arranged purchase or request. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.



@241Photography for Francis Stuart

- Three-bedroom family home owned by the same family for over 40 years
- Lounge, dining room and conservatory
- Enclosed multi-level rear garden
- Excellent access to schools, the Dockyard and Plymouth City Centre via regular bus routes
- Popular residential location in Ham
- Porch perfect for muddy paws and wellies
- Ham Woods and local green spaces nearby
- Approximate floor area: 95.3 sq.m (1,026 sq.ft)

