



## 36 Abbotsbury Way

Weston Mill, Plymouth, PL2 2HS

**£160,000**



In need of modernisation throughout is this semi-detached family home in Weston Mill being sold vacant with no onward chain. The accommodation comprises an entrance hall, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms, a shower room & a separate wc on the first floor. There are gardens to the front & rear.



## ABBOTS BURY WAY, WESTON MILL, PLYMOUTH, PL2 2HS

### ACCOMMODATION

Entrance via a uPVC double-glazed door into the entrance hall.

#### ENTRANCE HALL 7'5" x 5'11" (2.27m x 1.81m)

Staircase rising to the first floor landing. Doors lead to the kitchen & lounge.

#### LOUNGE 20'6" x 9'4" (6.26m x 2.87m)

Dual aspect room with uPVC double-glazed window to the front. uPVC double-glazed doors out to the rear garden. Feature fireplace, wood mantle & surround with inset gas fire (cannot confirm if operational or not). Door into dining room.

#### DINING ROOM 9'10" x 7'11" (3.02m x 2.43m)

uPVC double-glazed window to the rear. Wall mounted old style gas fire (cannot confirm if operational or not). Door into kitchen.

#### KITCHEN 9'10" x 7'3" (3.01m x 2.23m)

Matching base & wall mounted units to include fitted cooker. Roll edge laminate work surfaces have inset 4 ring gas hob. Stainless steel sink unit with mixer tap. Tiled splash-back. uPVC double-glazed window to the side. uPVC double-glaze door to the side.

### FIRST FLOOR LANDING

Doors leading to the bedrooms, shower room & wc. Obscured uPVC double-glazed window to the front & side. Access hatch to roof void.

#### BEDROOM ONE 10'4" x 12'8" (3.15m x 3.87m)

uPVC double-glazed window to the front. Door to storage cupboard.

#### BEDROOM TWO 11'0" x 9'10" (3.36m x 3m)

uPVC double-glazed window to the rear overlooking the garden. Door to storage cupboard.

#### BEDROOM THREE 10'0" x 6'10" (3.05m x 2.09m)

uPVC double-glazed window to the rear. Door to fitted storage cupboard.

#### SHOWER ROOM 5'5" x 5'3" (1.67m x 1.62m)

Pedestal wash hand basin. Fitted shower cubical with electric shower. Obscured uPVC double-glazed window to the side.

#### WC 5'4" x 2'11" (1.64m x 0.89m)

Close coupled wc. Part-tiled walls. Obscured uPVC double-glazed window to the side.

### OUTSIDE

The property is approached via a wrought iron gate which gives access to a path, which leads up to the front door. Bordered on both sides by a section of lawn with flower bed & shrub borders. Concrete path leads to a further wrought iron gate, which opens to the side passage. A door to a cellar storage area. The path runs alongside the property towards the rear garden.

### GARDEN

The rear garden mainly laid to lawn with purpose built shed.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: A

### SERVICES

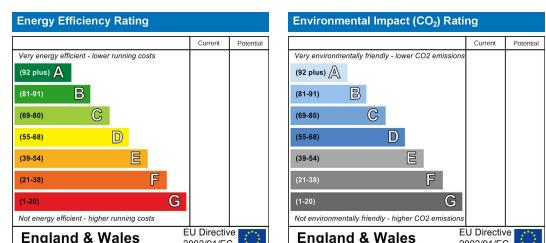
The property is connected to all the mains services: gas, electricity, water and drainage.

### Area Map



### Floor Plans

### Energy Efficiency Graph



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