



## Abbotsbury Way, Ham , Plymouth, PL2 2HS

£210,000

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A much-loved family home offered to the market for the first time in over 40 years. This spacious three-bedroom property enjoys a practical layout including a lounge, separate dining room, conservatory and enclosed rear garden. Situated in the popular Ham area of Plymouth, close to Ham Woods, Marine Academy and local amenities, the property offers an excellent opportunity for buyers looking to modernise and create a home of their own in a well-established residential location.

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.

### Floor Area

1026 sq. ft.

### Tenure

Freehold

### Service Charge

£ per annum

### Ground Rent

£ per annum



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 Academy campus, which provides a continuous educational pathway from primary years through to sixth form level. This strong educational provision is one of the many reasons the area remains popular with families.

A real highlight of the location is Ham Woods, a much-loved green space that has been enjoyed by local families for generations. Offering a network of woodland paths and



open areas to explore, it's perfect for dog walks, bike rides, weekend adventures with the children or simply getting some fresh air. Having such a substantial area of natural woodland so close to home is something many residents value, providing a welcome escape from the day-to-day while still being conveniently close to local amenities.

This is a home that has clearly been cherished over the years and now presents an exciting opportunity for a buyer looking to add their own style and create their next chapter.

Agent's Note: Polystyrene ceiling tiles are present within the property. Some lenders and surveyors may raise concerns regarding this material. Purchasers should satisfy themselves as to mortgage suitability and any associated remedial works that may be required.

## Accommodation

### Porch

### Entrance Hallway

Lounge – 3.97m x 3.81m (13'0" x 12'6")

Dining Room – 3.48m x 3.07m (11'5" x 10'1")

Kitchen – 2.29m x 3.60m (7'6" x 11'10")

Conservatory – 3.37m x 2.98m (11'1" x 9'9")

Bedroom One – 3.81m x 3.86m (12'6" x 12'8")

Bedroom Two – 3.63m x 3.08m (11'11" x 10'1")

Bedroom Three – 1.96m x 2.94m (6'5" x 9'8")

