

LAWSON

Estate Agency...Only Better



5 FARNLEY CLOSE, BIRDCAGE FARM, PL6 6BS

OFFERS OVER £400,000

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Birdcage Farm is located towards the north of Plymouth offering easy access to Derriford Hospital and Plymouth city centre which is approximately four miles away. Offering a large number of facilities including a doctor's surgery, the nearby Tesco superstore, A "park and ride" and two Primary Schools all within walking distance, it is an area highly recommended for all.

A rare opportunity to purchase four bedroom semi-detached property with separate spacious one bedroom annexe which has been owned by the same family since it was built in 1972. Situated in a highly sought after residential location offering easy access to local amenities. The living accommodation which is arranged over two levels and offers versatile accommodation comprises; entrance hall, lounge, study, cloakroom, bedroom with en suite shower room and large open plan kitchen/diner and utility area on the ground floor. On the first floor there are three further bedrooms and a family bathroom. In addition to this there is a large one bedroom annexe which comprises; spacious open plan living room/kitchen and on the first floor there is a large double bedroom, utility area and bathroom.

Externally, both properties have the benefit of private gardens and driveways and in the main garden there is a summer house to remain. Both benefit from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate the size and versatility of this wonderful family home.

The living accommodation.

Approach via a PVCu double glazed door to.

ENTRANCE HALL

Stairs to first floor, radiator, doors to all ground floor accommodation.

LOUNGE

Fireplace with stone surround and hearth with wooden mantel over, PVCu double glazed window to front.

BEDROOM FOUR

PVCu double glazed window to front, radiator, door to.

EN SUITE SHOWER ROOM

Comprising tiled shower cubicle with inset shower, wash hand basin, extractor fan.

CLOAKROOM

Comprising low level w.c, wash hand basin, extractor fan.

KITCHEN/DINER

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer sink unit with mixer tap, built in electric oven and four ring gas hob with extractor over, breakfast bar, two PVCu double glazed windows overlooking the rear garden, radiator, access to.

UTILITY

Roll edged work surfaces with cupboard under, plumbing for washing machine.

STUDY

PVCu double glazed window to rear, access to annexe.



FIRST FLOOR LANDING

Doors to all first floor accommodation and built in storage cupboard.

BEDROOM ONE

PVCu double glazed window to rear with far reaching views, radiator, built in eaves storage.

BEDROOM TWO

PVCu double glazed window to front, radiator, eaves storage.

BEDROOM THREE

PVCu double glazed window to front, radiator, built in storage.

BATHROOM

Matching suite comprising panelled bath, Triton electric shower over, wash hand basin, heated towel rail, PVCu double glazed frosted window to rear.

EXTERNALLY

FRONT- A driveway providing parking for one car with an adjacent lawned garden.

REAR- A level lawned garden with summer house to remain with power and light connected.

ANNEXE

LOUNGE/KITCHEN

PVCu double glazed window and door to rear garden, PVCu double glazed window to front, wall mounted electric heater.

KITCHEN

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer with one and a half bowl stainless steel sink unit with mixer tap over, built in electric oven and four ring gas hob with extractor hood over, PVCu double glazed window to front.

FIRST FLOOR LANDING

Utility area, plumbing for washing machine, Velux window to front, roll edged work surfaces incorporating a single drainer sink unit, door to.

BATHROOM

Matching suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, Velux window to front.

BEDROOM

Velux window to rear, wall mounted electric storage heater.

ANNEXE GARDEN

Predominately laid to lawn with steps giving access to a driveway/hard standing, there is also an adjacent ramp for wheelchair access.





SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2022

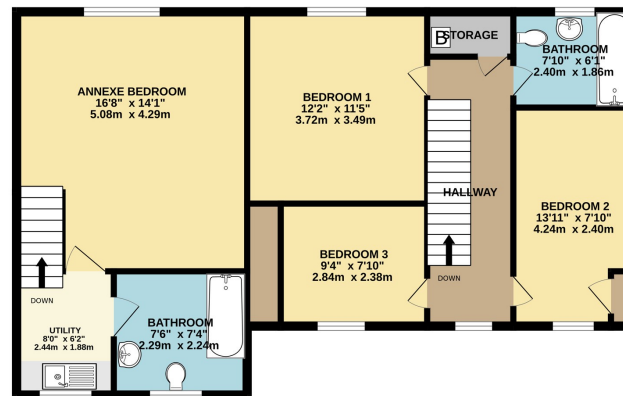
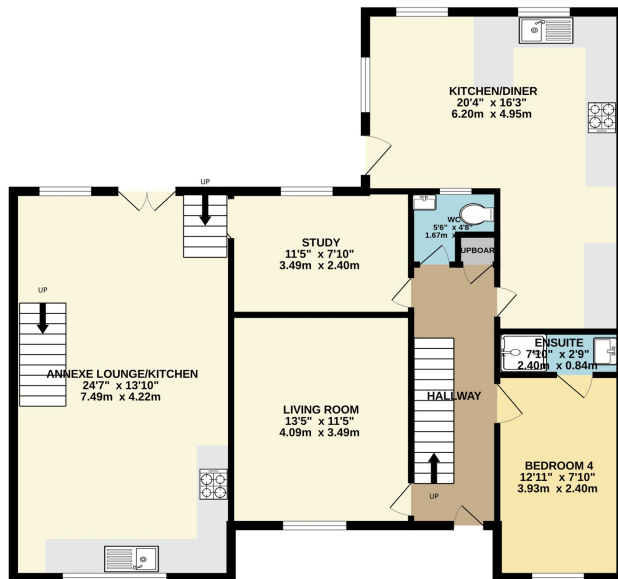
BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

GROUND FLOOR
1079 sq.ft. (100.3 sq.m.) approx.

1ST FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

