

**£350,000**



**6 BARNINGHAM GARDENS, BIRDCAGE FARM, PLYMOUTH, PL6 6HJ**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



A three bedroom detached bungalow being offered to the market with no onward chain situated in this popular cul-de-sac offering easy access to local amenities. The living accommodation comprises; entrance hall, lounge, fitted kitchen, bathroom and three bedrooms. This property stands on a plot which incorporates front and rear gardens, a paved driveway providing parking for up to two cars and a garage and workshop. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain.

Approved via a PVCu double glazed front door with side screen to.

### **ENTRANCE HALL**

Stairs to landing with built in storage, door to.

### **LOUNGE**

PVCu double glazed window to front, living flame effect gas fire with stone surround and wooden mantel over.

### **KITCHEN**

Roll edged worksurfaces with cupboards and drawers under, matching wall units, single drainer sink unit with mixer tap, plumbing for washing machine, tiled splashbacks, PVCu double glazed door to rear garden.

### **BEDROOM ONE**

PVCu double glazed window to front, radiator.

### **BEDROOM TWO**

PVCu double glazed window to rear, radiator.

### **BEDROOM THREE**

PVCu double glazed window to side, radiator.

### **BATHROOM**

Comprising panelled bath, wash hand basin, low level w.c, tiled shower cubicle with inset shower, heated towel rail, two PVCu double glazed frosted windows to rear.

### **EXTERNALLY**

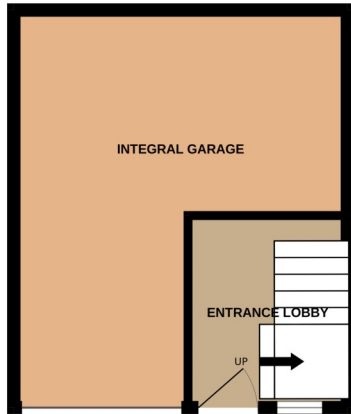
FRONT - Driveway providing parking for two cars leads to garage. An adjacent lawned garden which extends to the rear where you will find a good sized lawned garden incorporating a decking area enclosed by fence boundaries.

### **GARAGE**

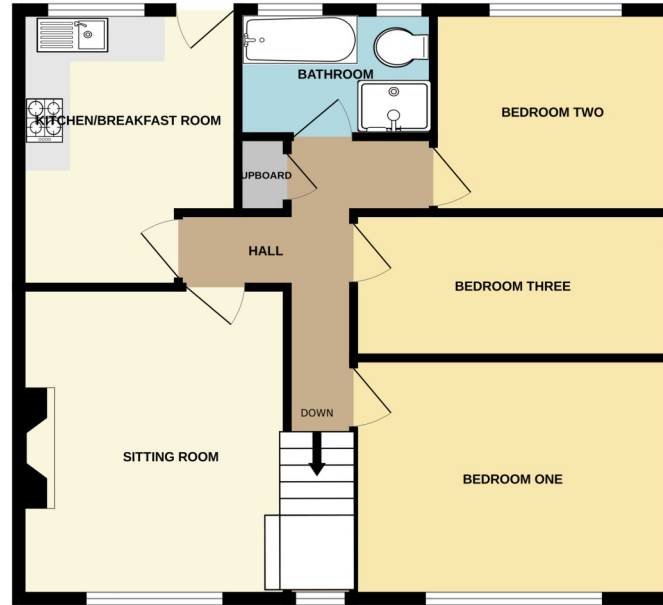
Up and over door, power and light connected and access to additional work space.



GROUND FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2214.87 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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