

**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.



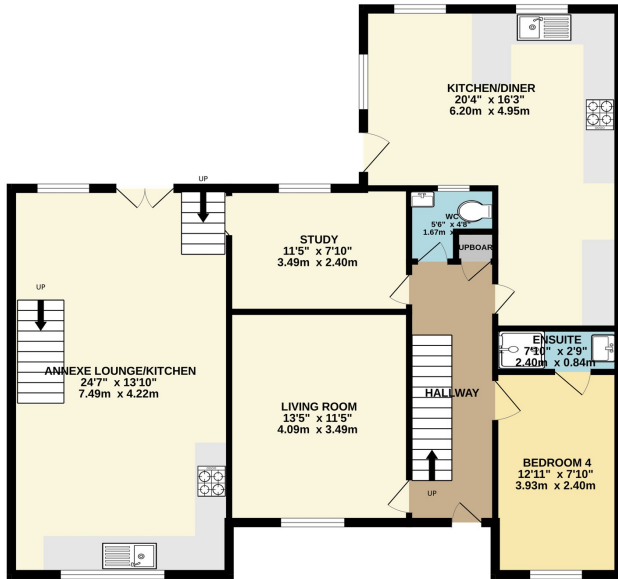




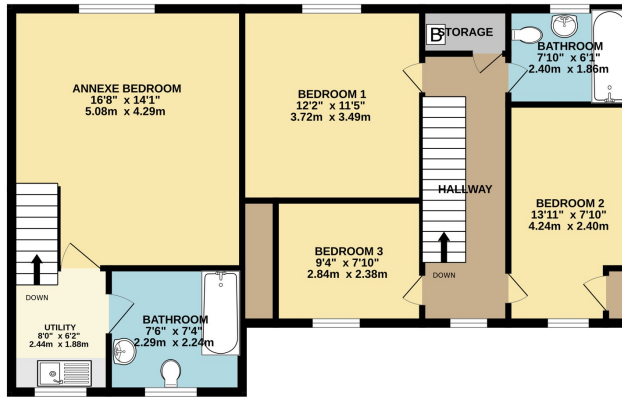




GROUND FLOOR  
1079 sq.ft. (100.3 sq.m.) approx.



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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**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**

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