

Price £365,000

LAWSON
Estate Agency...Only Better



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

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

A three bedroom detached bungalow which has been the subject to recent modernisation, to include the installation of a new fitted kitchen, redecoration and flooring throughout in tasteful neutral colours and is 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, new 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

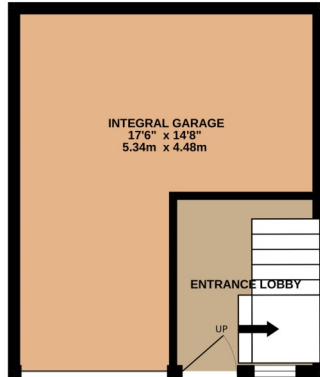
FRONT - Driveway providing parking for two cars leads to garage. An adjacent lawned garden which extends to the rear where you will find a good sized lawned garden incorporating a decking area enclosed by fence boundaries.

GARAGE

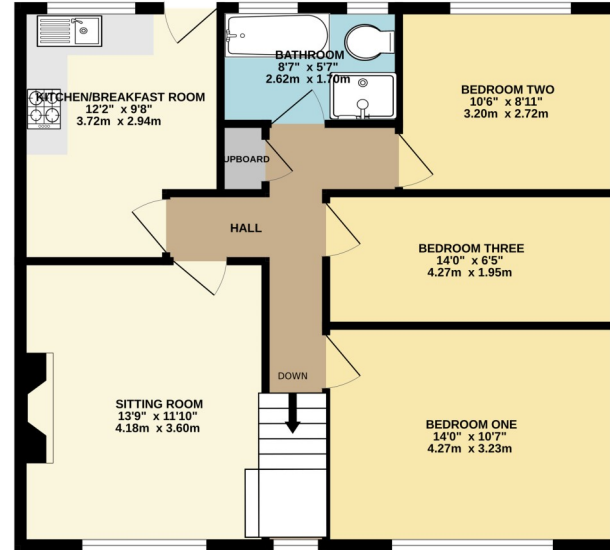
Up and over door, power and light connected and access to additional work space.



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

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 2023.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

