

Price £425,000



9 HAZEL CLOSE, BIRDCAGE FARM, PLYMOUTH, PL6 6HL

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

FULL DESCRIPTION

Lawson are delighted to market this spacious, four double bedroom detached property which has been the subject of recent internal modernisation by the current owners to include the installation of a modern fitted kitchen, a utility room and re-decoration and flooring throughout in tasteful neutral colours. The property is situated at the end of a quiet residential cul de sac, close to local amenities and enjoys views across a nature reserve.

The accommodation which is well presented throughout is arranged over two levels and comprises: Entrance porch, entrance hall, lounge with patio doors to the garden, a recently fitted kitchen/diner with built-in electric oven and four ring gas hob, utility room and shower room on the ground floor. On the first floor a landing leads to a family bathroom with separate shower cubicle and jacuzzi bath and there are four double bedrooms, one of which has built-in wardrobes. In addition to this there is also a large family/games room which is located on the ground floor. Accessed via the garage or kitchen.

Externally to the front there is a driveway providing parking for three vehicles with an adjacent low maintenance garden leading to a double garage which has an electric up and over door, power and light connected and a large store area at the back and to the rear there is a large patio area leading to a level lawned garden enclosed by wall and fenced boundaries.

The property also has the benefit of PVCu double glazing and gas central heating and an internal viewing is highly recommended to truly appreciate this family home.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL & FTTC.

BIRDCAGE FARM

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.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



FLOOR PLAN



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, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2025/2026 is £2,842.17 (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 2025.

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.



