

12 Davenham Close, Birdcage Farm, Plymouth Plymouth

# **FULL DESCRIPTION**

A beautifully presented three-bedroom detached bungalow with a separate, self-contained annexe, standing on a well-maintained and generously proportioned plot overlooking a nature reserve. The property is nestled at the end of a highly sought-after residential cul-de-sac. The living accommodation, which is beautifully presented throughout in tasteful, neutral colours and comprises an entrance hall, a lounge enjoying views across the nature reserve, a modern fitted kitchen/diner with integrated appliances, three bedrooms, and a modern family bathroom. The property further benefits from a separate annexe, which includes a double bedroom/lounge, a modern fitted kitchen/diner, and a shower/utility room—ideal for multi-generational living.

Externally, the property stands a well-maintained plot that incorporates a driveway providing parking for up to four vehicles, a workshop, and a summer house.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to fully appreciate this wonderful and versatile home.

# **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.





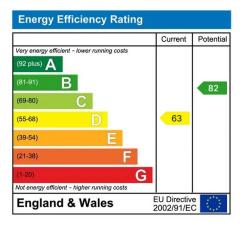
#### GROUND FLOOR 1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.
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#### UTILITIES

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

# **OUTGOINGS PLYMOUTH**

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2,325.42 (by internet enquiry with Plymouth City Council). These details are subject to change.

#### 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.

### 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**

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