

LAWSON

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12 Davenham Close, Birdcage Farm, Plymouth

Plymouth

£450,000

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.



This floor plan shows a 3-bedroom house with a lounge, kitchen, and shower room. The layout includes an entrance hall leading to a lounge, a kitchen/diner, and a shower room. The bedrooms are labeled Bedroom 2, Bedroom 3, and Master Bedroom. The bathroom is located near the entrance hall. The plan also shows a storage area and a kitchen with a sink and stove.

SHOWER ROOM
9'0" x 8'11"
2.74m x 2.72m

BEDROOM 2
9'0" x 8'11"
2.74m x 2.72m

BEDROOM 3
13'3" x 7'4"
4.09m x 2.24m

MASTER BEDROOM
13'5" x 9'11"
4.09m x 3.02m

KITCHEN
9'11" x 8'4"
3.02m x 2.55m

INNER HALLWAY

LOUNGE/BEDROOM 4
12'10" x 11'11"
3.90m x 3.63m

BATHROOM
9'1" x 5'9"
2.77m x 1.75m

ENTRANCE HALL

STORAGE

KITCHEN/DINER
15'10" x 12'4"
4.83m x 3.77m

LOUNGE
15'10" x 11'11"
4.83m x 3.63m

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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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		63	82
England & Wales		EU Directive 2002/91/EC	





Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

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