



6 Corsham Close, Birdcage Farm, Plymouth, PL6 6BU
Plymouth

£325,000

A spacious two double bedroom detached bungalow, standing on a generously proportioned plot, located toward the end of a popular residential cul-de-sac, offering easy access to local amenities. The living accommodation, which is well presented throughout in tasteful, neutral colours, comprises entrance hall, large lounge/diner, modern fitted kitchen with integrated appliances, shower room and two double bedrooms, both with built-in wardrobes.

Externally, there are generously proportioned front and rear gardens, a driveway for approximately 3–4 cars and a single garage.

The property also benefits from PVCu double glazing, gas central heating, and is being offered to the market with no onward chain.

LIVING ACCOMMODATION

Covered entrance porch with courtesy lighting leads to a PVCu double glazed door to:

ENTRANCE HALL

Built-in storage cupboard, access to the loft with pull-down ladder (the loft space is boarded), and doors to all accommodation.

LOUNGE/DINER

Two PVCu double glazed windows to the front, living flame-effect fire with tiled surround, mantle and hearth, and two radiators.

KITCHEN

Roll-edge work surfaces with white gloss cupboards and matching wall units, single drainer sink unit with mixer tap, built-in electric oven and four-ring hob with extractor hood over, built-in fridge/freezer, plumbing for a washing machine, wall-mounted gas boiler serving domestic hot water and the central heating system, tiled splashbacks, and PVCu double glazed windows to the front and side.

BEDROOM ONE

PVCu double glazed French doors leading to the rear garden, radiator, and built-in wardrobes.

BEDROOM TWO

PVCu double glazed window to the rear, radiator, and built-in wardrobes with matching drawers and overhead storage.

SHOWER ROOM

Matching suite comprising a tiled shower cubicle with inset shower, low-level WC, bidet, wash hand basin with storage under, fully tiled walls, heated towel rail, and PVCu double glazed frosted window to the rear.

EXTERNALLY

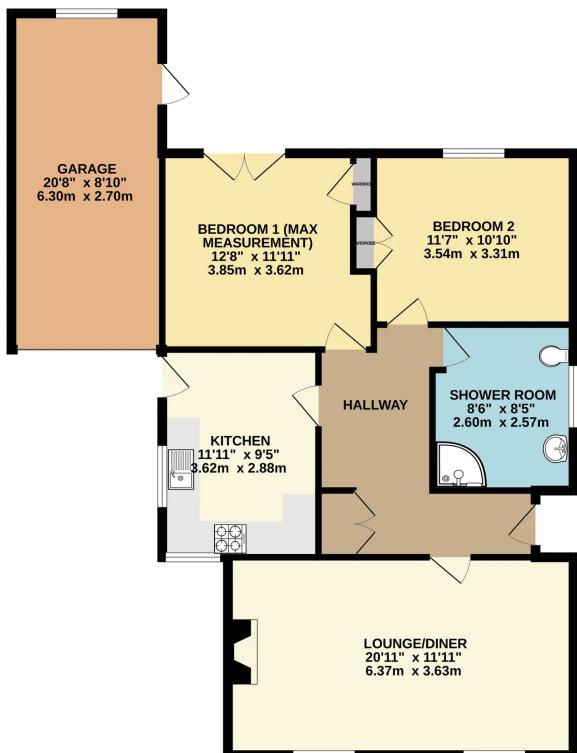
To the front of the property, there is a herringbone driveway providing parking for approximately 3–4 cars, leading to the garage and adjacent lawned garden. There is side access leading to the rear; a generously proportioned garden predominantly laid to lawn, incorporating decking and patio areas, with a summer house and shed to remain. The garden is enclosed by fenced boundaries.

GARAGE

Metal up-and-over door with power and light connected.



GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and should be used as a guide only, omission or mis-statement. This plan is for sales 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 current or efficient state can be given.
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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

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Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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