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£325,000 FREEHOLD

**A spacious three double bedroom semi-detached house, requiring some updating and modernisation, garage and driveway parking and a generously sized wrap around garden
TYLNEY CLOSE, BIRDCAGE FARM, PLYMOUTH**

EPC – C



PROPERTY DETAILS

Nestled in a peaceful cul-de-sac of the highly desirable Birdcage Farm, this fantastic three double bedroom semi-detached house features a single garage and driveway parking, a generously sized wrap around garden and no onward chain. This is an amazing opportunity for the new owner to add their personal style through updates and modern touches, all while benefiting from the already installed double glazing and central heating. The property also offers exciting potential for extensions to enhance the living spaces, subject to planning permission.

The accommodation on the ground floor comprises of an entrance porch and entrance hall, a large lounge with a feature fireplace and separate dining area, a fitted high gloss kitchen and a convenient downstairs cloakroom. On the first floor level you will find three double bedrooms, a good-sized shower room and a useful built-in storage cupboard housing the boiler.

COUNCIL TAX BAND – C

Opaque UPVC double glazed door with matching side screen to;

ENTRANCE PORCH

Opaque UPVC double glazed window to side elevation and opaque UPVC double glazed door and side screen to;

ENTRANCE HALL

Staircase to first floor, panelled radiator, coving to ceiling, door to garage, further door to;

LOUNGE

12'1 x 10'8 (3.7m x 3.3m)

Slate fireplace with inset living flame coal effect gas fire, UPVC double glazed window to front elevation, glazed double doors to the dining area.

DINING ROOM

10'8 x 8'2 (3.3m x 2.5m)

Panelled radiator, UPVC double glazed window to rear elevation, return door to the entrance hall.

CLOAKROOM

White suite comprising low level WC, wash hand basin, half tiled walls, opaque UPVC double glazed window to rear elevation.

KITCHEN

10'4 x 10'4 x 8'8 (3.2m max x 3.2m shortening to 2.7m)

Range of white high gloss base and eye level storage cupboards, granite effect worktops, inset one and a half bowl single drainer sink unit with mixer tap, half tiled walls, cooker recess with electric cooker point and extractor canopy over, undercounter fridge, plumbing and space for a washing machine, UPVC double glazed window and matching door to rear elevation.

FIRST FLOOR

LANDING

Built-in storage cupboard housing a radiator and a wall mounted Worcester boiler providing hot water and central heating, access to a boarded and insulated loft space via a folding ladder, a dual aspect landing with UPVC double glazed windows to front and rear elevations. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

14'1 x 10'8 (4.3m x 3.3m)

Panelled radiator, UPVC double glazed window to front elevation enjoying a pleasing open aspect.

BEDROOM TWO

12'4 x 7'8 (3.8m x 2.4m)

Panelled radiator, built-in wardrobe unit with storage cupboards over, UPVC double glazed window to front elevation.

BEDROOM THREE

10'8 x 6'8 (3.3m x 2.1m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying views over the generously sized rear garden.

SHOWER ROOM

7'5 x 5'5 (2.3m x 1.7m)

White suite comprising a corner glazed shower cubicle with mixer shower, vanity wash hand basin, low level WC, radiator, tiled flooring, fully tiled walls, extractor fan, opaque UPVC double glazed window to rear elevation.

OUTSIDE

GARDENS

The gardens are situated both to the front and rear of the property, the rear being a particularly good size. Laid largely to lawn and offering a good deal of privacy and seclusion with mature hedging and fencing. There is a useful timber summerhouse to one corner and a further timber garden shed to the side of the property. A pathway runs along the side of the property through a wrought iron gate, giving access to the front. The front garden is laid largely to lawn, with a driveway providing off-road parking and servicing the garage.

GARAGE

17'0 x 7'8 (5.2m x 2.4m)

Power and light connected, with an automatic up and over roller door. A pedestrian internal door providing access into the property.

BIRDCAGE FARM

Birdcage Farm is in the North of Plymouth with easy access to Derriford Hospital, The George Park and Ride and the nearby Tesco Supermarket. A regular bus service gives access to the City Centre which is approximately four miles away, whilst the property is situated within walking distance of both Widewell and Oakwood and Bickleigh Down Primary Schools.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

