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Floor Plans...

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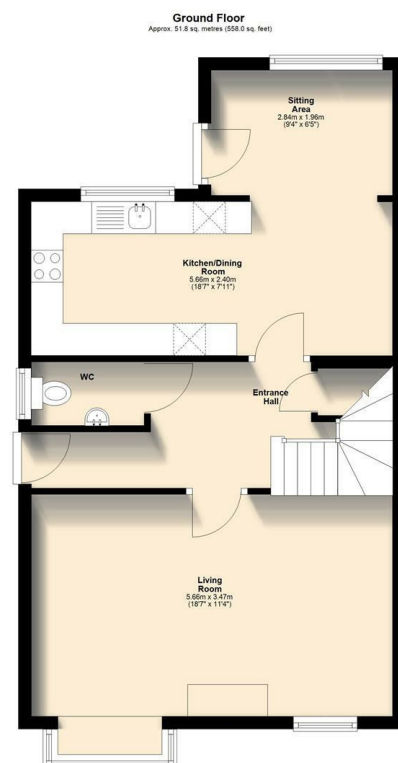
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**Our Property
Reference:**
19540077

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these



**PLYMOUTH
HOMES**  **ESTATE AGENTS**



- DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
 - FOUR BEDROOMS
- GARAGE AND DRIVEWAY
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- ENERGY RATING: BAND C

**4 Eastcote Close, Birdcage Farm,
Plymouth, PL6 6HH**

We feel you may buy this property because....

'This well-presented family home is positioned within walking distance of Derriford Hospital and offers spacious living accommodation.'

**Offers In Excess Of
£350,000**

www.plymouthhomes.co.uk

Number of Bedrooms
4

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost
2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing

This well presented home is positioned within walking distance of Roborough Doctors Surgery, Widewell Primary School with Derriford and Nuffield Hospitals also a short distance away. Internally, the property comprises entrance hall, downstairs WC, living Room and kitchen/diner which has been extended to provide a further sitting area. On the first floor there four bedrooms and a shower room. Further benefits include double glazing and central heating. Externally, there is a very well maintained south facing garden, block paved driveway offering parking for 3-4 vehicles and a single garage, which has light and power. Plymouth Homes would highly recommend an internal inspection of this family home to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a door to the side of the property opening into the entrance hall.

ENTRANCE HALL

With wood effect laminate flooring, stairs rising to the first floor, under stairs storage cupboard.

WC

With a frosted, double glazed window to the side and fitted with a two piece suite comprising vanity wash hand basin, low level WC, radiator.

LIVING ROOM

18'6" x 11'4"
A good sized reception room with wood effect laminate flooring, two double glazed windows to the front, electric fire set within feature fireplace, radiator, dado rail, coving to ceiling.

KITCHEN/DINING ROOM

18'6" x 7'10"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted eye level oven, four ring electric hob with pull out hood over, double glazed window to the rear, radiator, tiled splashbacks, coving to ceiling.

EXTENDED SITTING AREA

9'3" x 6'5"
With uPVC double glazed window to the rear, coving to ceiling, uPVC glazed door opening to the rear garden.



FIRST FLOOR

LANDING

With double glazed window to the side, access to the loft, coving to the ceiling.

BEDROOM 1

11'4" x 11'0"
A good sized double bedroom with double glazed window to the front, radiator, fitted with a range of wardrobes, coving to ceiling.

BEDROOM 2

11'4" x 7'2"
A further double bedroom with double glazed window to the front, radiator, coving to ceiling.

BEDROOM 3

9'3" x 6'6"
A single bedroom with window to the rear, radiator, coving to ceiling.

BEDROOM 4

8'11" x 7'11"
A further single sized bedroom with window to the rear, radiator, coving to ceiling.

SHOWER ROOM

7'2" x 6'0"
Fitted with a three-piece suite comprising low level WC, vanity wash hand basin, partially tiled walls, frosted double glazed window to the side, airing cupboard, coving to ceiling.

OUTSIDE

FRONT

54'10"
A well maintained front garden with lawn, established

flower borders and a brick paved driveway measuring 54'11, providing parking for several vehicles, and leading to the main entrance, garage and gate into the rear garden.

REAR

34'10" x 39'11" at the widest and longest
The rear opens to a southerly facing, well maintained garden measuring 34'11" x 40' at the widest and longest points. The majority of the garden is laid to lawn with established flower borders, paved seating area and pathways and enclosed by wall and fencing.

GARAGE

7'9" x 15'9"
Measuring 7'10" x 15'10" with up and over garage door, power supply and lighting, side door leading to the rear garden.

AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

