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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
19/E/25 5719



Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



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

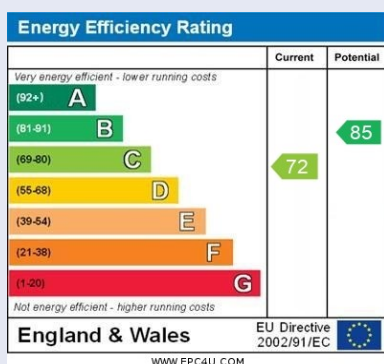
DETACHED FAMILY HOME
WELL PRESENTED
THROUGHOUT
FOUR BEDROOMS
GARAGE AND DRIVEWAY
SOUTH FACING GARDEN
SOUGHT AFTER LOCATION

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.'

£340,000

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. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its 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.



www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Timber Framed Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway and Garage

Outside Space

Front and Rear Gardens

Council Tax Band

D

Council Tax Cost 2025/2026

Full Cost: £2,325.42

Single Person: £1,744.07

Stamp Duty Liability

First Time Buyer: £2,000

Main Residence: £7,000

Second Home or Investment

Property: £24,000

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

Title Plan Guideline



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

5.66m (18'7") x 3.47m (11'4")

A good sized reception room with wood effect laminate flooring, two double glazed windows to the front, gas fire set within feature fireplace, radiator, dado rail, coving to ceiling.

KITCHEN/DINING ROOM

5.66m (18'7") x 2.40m (7'11")

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

2.84m (9'4") x 1.96m (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

3.47m (11'4") x 3.36m (11')

A good sized double bedroom with double glazed window to the front, radiator, fitted with a range of wardrobes, coving to ceiling.

BEDROOM 2

3.47m (11'4") x 2.19m (7'2")

A further double bedroom with double glazed window to the front, radiator, coving to ceiling.

BEDROOM 3

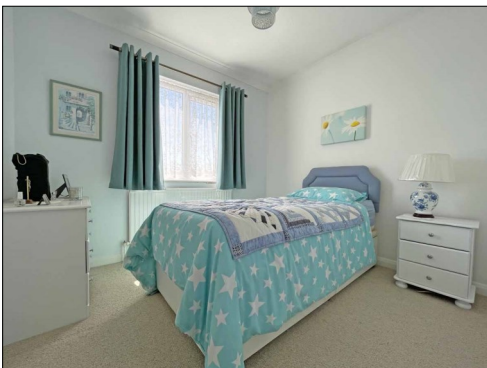
2.82m (9'3") x 2.00m (6'7")

A single bedroom with window to the rear, radiator, coving to ceiling.

BEDROOM 4

2.73m (9') x 2.43m (8')

A further single sized bedroom with window to the rear, radiator, coving to ceiling.



SHOWER ROOM

2.20m (7'3") x 1.83m (6')

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

A well maintained front garden with lawn, established flower borders and a brick paved driveway measuring 16.73m (54'11), providing parking for several vehicles, and leading to the main entrance, garage and gate into the rear garden.

REAR

The rear opens to a southerly facing, well maintained garden measuring 10.64m (34'11") x 12.19m (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

Measuring 2.38m (7'10) x 4.82m (15'10") with up and over garage door, power supply and lighting, side door leading to the rear garden.