

LAWSON
Estate Agency...Only Better



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

Plymouth

£330,000

Lawson are delighted to market this beautifully appointed semi-detached family home, just a short walk from all amenities and excellent transport links. The property benefits from well attended accommodation arranged over two floors, comprising a PVCu double-glazed front door leading into an entrance vestibule with wood effect flooring and carpeted stairs to the first-floor landing, a large understairs storage cupboard, and a cloakroom with a low level WC, a wash hand basin with storage beneath, and tiled flooring.

A doorway leads to the sitting room, a spacious room with a bay window to the front elevation and a feature fireplace with a living flame gas fire, wooden surround, stone back panel and hearth, wood-effect flooring and a moulded ceiling.

A doorway opens to the kitchen/dining room which is fitted to a high standard with a matching range of base and eye level storage cupboards with post formed work surfaces, an integral Bosch electric cooker, four-burner gas hob and filter canopy, integral dishwasher and fridge, tiled flooring, a doorway to the rear garden, and a window to the rear elevation, opening through to the conservatory, a PVCu construction with tiled flooring and French doors leading out to the south-facing rear garden.

From the entrance hall, carpeted stairs ascend to the first-floor landing with pull-down loft access.

Bedroom one is a spacious double with a window to the front elevation, wood effect flooring and fitted wardrobes with shelving and hanging space. Bedroom two is a further double with a window to the front elevation and wood effect flooring. Bedroom three is another double room with a window to the rear elevation. Bedroom four has a window to the rear elevation and wood effect flooring.

The shower room is fitted with a matching white three-piece suite comprising a low-level WC, wash hand basin with a mixer tap and storage beneath, and an oversized shower cubicle with a direct feed shower unit and easy clean splashbacks, a heated towel rail and an airing cupboard with slatted shelves.

Externally, to the front of the property, the garden area is wall enclosed and lawned with a range of mature shrubs. There is a brick herringbone driveway providing parking for several vehicles and leading to a garage with an up and over door and power and light connected.

The rear garden, a particular feature of the property is fully fenced enclosed and has a beautiful southerly aspect, with a herringbone patio, large level lawn and flower and shrub borders.

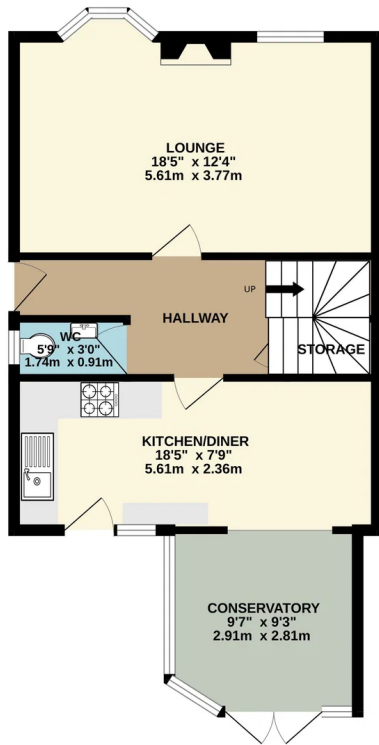
The property also benefits from gas fired central heating and PVCu double glazing.

BIRDCAGE FARM

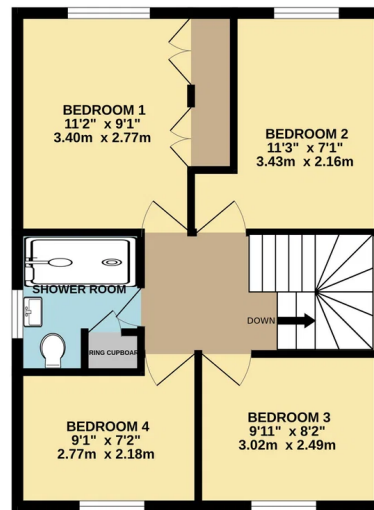
Birdcage Farm is located towards the north of Plymouth offering easy access to Derriford Hospital and Plymouth city centre which is approximately four miles away. Offering a large number of facilities including a doctor's surgery, the nearby Tesco superstore, A "park and ride" and two Primary Schools all within walking distance, it is an area highly recommended for all.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.

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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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 2026/2027 is £2,441.85 (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

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(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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