

LAWSON
Estate Agency...Only Better



16 Brockton Gardens, Birdcage Farm, Plymouth
Plymouth

Offers Over £400,000

FULL DESCRIPTION

Lawson are delighted to market this detached, spacious family home, just a short walk from all amenities and excellent transport links. The property benefits from spacious accommodation arranged over two floors, comprising a PVCu double-glazed front door opening into an entrance vestibule, with a further glazed door leading to the hallway. From here, a dog-leg staircase with polished wooden handrail and spindles leads to the first floor.

A doorway to the lounge/diner, a spacious double-aspect room with a window to the front elevation and sliding patio doors to the rear and a feature inset wood-burning stove with a stone fire surround. The kitchen is fitted with a matching range of base and eye-level storage cupboards with roll-top work surfaces, and a stainless-steel sink and draining unit and a window overlooking the rear garden. A rear porch is accessed from the kitchen.

To the ground floor is bedroom one, a spacious double room with a window overlooking the rear. The bathroom is fitted with a panel-enclosed bath, pedestal wash hand basin with storage beneath, attractive tiled splashbacks, extractor, spotlights, a shower mixer tap, and a window to the side elevation. A separate cloakroom has a low-level WC with tiled splashbacks and a window to the side elevation.

From the main hallway, carpeted stairs ascend to the first-floor landing. Bedroom two is a generous double with a window to the front elevation and built-in storage. Bedroom three is also a spacious double room with a window to the front and further built-in storage cupboards. The shower room is fitted with a matching white three-piece suite comprising a low-level WC, pedestal wash hand basin, a tiled shower cubicle with a direct-feed shower, and tile-effect flooring.

Externally, the front garden is laid to lawn for ease of maintenance with a brick-paved herringbone driveway provides parking and leads to a double length garage, which has an up-and-over door and power and light.

The rear garden is a particular feature of the property which is south-facing, fully fence enclosed with a large, decked terrace, log storage, and steps leading down to a level lawn with flower and shrub beds and borders, along with a large ornamental granite-flagged bed.

The garden and first floor both enjoy fantastic views.

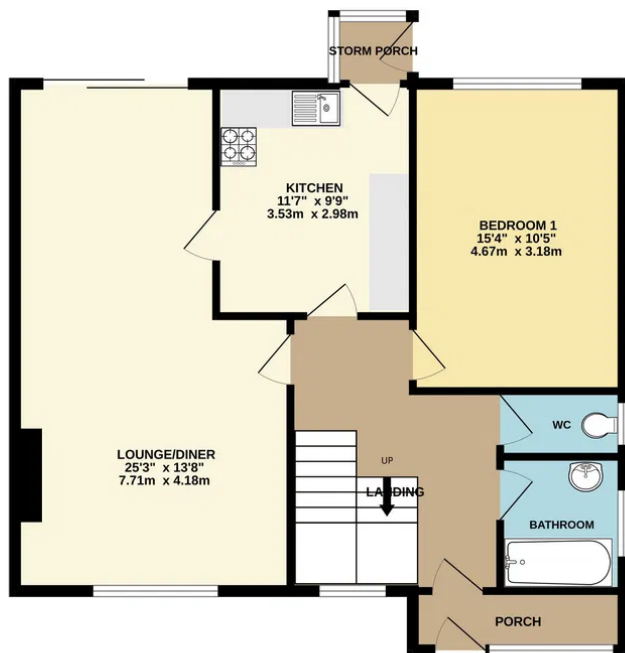
The property also benefits from gas-fired central heating, Tado integral heating system and PVCu double glazed windows throughout.

BIRDCAGE FARM

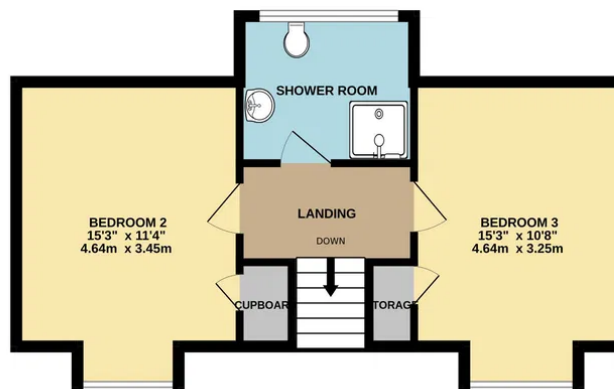
Birdcage Farm is located towards the north of Plymouth offering easy access to Derriford Hospital and Plymouth city centre which is approximately four miles away. Offering a large number of facilities including a doctor's surgery, the nearby Tesco superstore, A "park and ride" and two Primary Schools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



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 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 and ADSL.

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (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.

BUYERS INFORMATION

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 | | |
| (69-80) C | | 77 |
| (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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