



26 Dolphin Court Road

Plymstock, Plymouth, PL9 8SD

£250,000



Semi-detached house in a nice position with a brick-paved driveway, garage and gardens to the front and rear. The accommodation briefly comprises an entrance porch, inner hallway, living room and kitchen, whilst on the first floor are 3 bedrooms and a bathroom. The property is being sold with no onward chain. Double-glazing & central heating.



DOLPHIN COURT ROAD, PLYMSTOCK, PL9 8SD

ACCOMMODATION

ENTRANCE PORCH 5'3 x 4'10 (1.60m x 1.47m)

Double-glazed entrance porch leading to the front door, which opens into the hallway.

INNER HALLWAY

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LIVING ROOM 16'6 x 11'9 (5.03m x 3.58m)

Window to the front elevation. Chimney breast with fireplace. Built-in dressers, either side of the chimney breast. Doorway leading to the kitchen/dining room.

KITCHEN/DINER 14'10 x 7'7 (4.52m x 2.31m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Partly-tiled walls. Stainless-steel single drainer sink unit. Space and plumbing for a washing machine. Space for fridge and freezer. Space for free-standing cooker. Under-stairs storage cupboard. Window to the rear elevation overlooking the garden. Door leading to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation.

BEDROOM ONE 13'7 x 8'5 (4.14m x 2.57m)

Window to the front elevation. Storage cupboard with slatted shelving and housing the gas boiler.

BEDROOM TWO 10'8 x 8'4 (3.25m x 2.54m)

Window to the rear elevation.

BEDROOM THREE 10'7 x 6'3 (3.23m x 1.91m)

Window to the front elevation.

BATHROOM 6'3 x 5'7 (1.91m x 1.70m)

Comprising a bath with a shower system over and a glass screen, wc and basin with storage beneath. 2 mirrored cabinets. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the rear elevation.

GARAGE 17'10 x 8'7 (5.44m x 2.62m)

Up-&-over door to the front elevation. Windows to both side elevations. Side access door.

OUTSIDE

To the front, a brick-paved driveway provides access and off-road parking. A path leads between the house and garage to a gate providing access to the rear garden. The front garden is laid to lawn with bordering shrub and flower beds. The rear garden has areas laid to lawn, shrub and flower beds and a brick-paved patio adjacent to the rear of the property. There is an outside tap, 2 timber sheds and an outside store.

COUNCIL TAX

Plymouth City Council

Council tax band: C

SERVICES

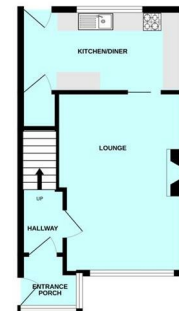
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

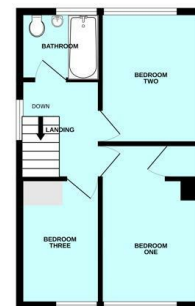


Floor Plans

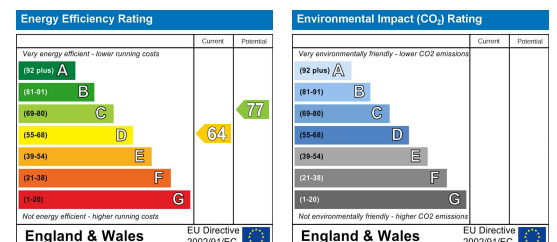
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.