



7 Dolphin Court Road

Plymstock, Plymouth, PL9 8RY

Offers Over £220,000



Being sold with no onward chain is this 3-bedroom semi-detached family property, which enjoys a lovely central Plymstock location. It occupies a corner plot and enjoys a private garden along with off-road parking for 2 vehicles and a single garage. The accommodation comprises an open-plan living/kitchen/dining room downstairs whilst on the first floor are 3 bedrooms and bathroom. There is also the bonus of a good-sized conservatory. The property benefits from double-glazing & gas-fired central heating.



DOLPHIN COURT ROAD, PLYMSTOCK, PL9 8RY

ACCOMMODATION

Access to the property is gained via the glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Multi-panel glazed inner door leading into the lounge/dining area. Stairs rising to the first floor.

LIVING/DINING AREA 15'10" x 10'9" (4.85 x 3.28)

uPVC double-glazed sliding door to the front elevation. Opening leading into the kitchen area.

KITCHEN AREA 14'9" x 8'8" (4.52 x 2.66)

Series of wooden work surfaces and base units. Inset single drainer sink unit with mixer tap. Built-in electric hob and oven. Space and plumbing for a dishwasher. Under-stairs storage cupboard. Double-glazed windows to the side and rear elevations. Double-glazed door leading to the rear courtyard area. Door leading into the conservatory.

CONSERVATORY 15'9" x 9'1" (4.82 x 2.78)

Pitch polycarbonate roof. Double-glazed windows to the 3 elevations. Double doors leading out onto the garden. Door leading out to the parking and garage.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Double-glazed window to the side elevation.

BEDROOM ONE 13'6" x 8'4" (4.14 x 2.55)

Double-glazed window to the front elevation. Built-in storage cupboard.

BEDROOM TWO 10'7" x 8'4" (3.25 x 2.55)

Double-glazed window to the rear elevation.

BEDROOM THREE 10'8" x 6'2" (3.27 x 1.90)

Double-glazed window to the front elevation. Built-in shelf and hanging rail.

BATHROOM 6'2" x 5'6" (1.90 x 1.70)

Comprising a bath with a tiled area surround, mixer tap and shower unit with spray attachment over, sink unit and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

OUTSIDE

To the side of the property there is a drive and off-road parking leading to the garage. There is access to the conservatory and a side gate leading through to the garden. The garden is enclosed by mature trees and provides seclusion and privacy from the road and the neighbouring properties. The garden also has a lawned area and a stoned section in front of the property. To the rear there is an enclosed courtyard area.

COUNCIL TAX

Plymouth City Council
Council tax band C

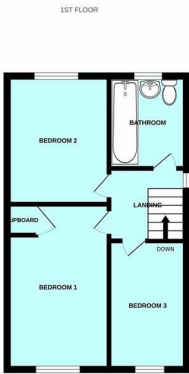
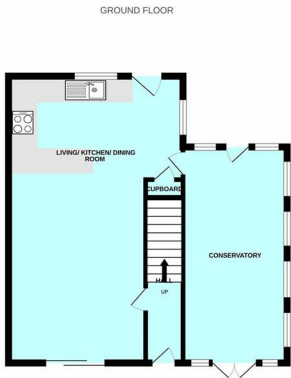
Staff Clause

AGENT'S NOTE: In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is a member of staff at Julian Marks Estate Agents

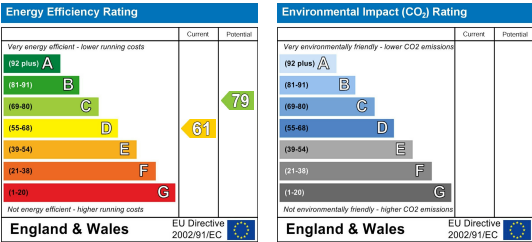
Area Map



Floor Plans



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.