



## 40 Dolphin Court Road

Plymstock, Plymouth, PL9 8RN

£299,950



A nicely-positioned older-style semi-detached bungalow with lovely views, gardens to the front and rear together with driveway & garage. The accommodation briefly comprises an entrance hall, a generous open-plan living room and kitchen with an extended garden room to the rear overlooking the garden. There are 2 double bedrooms & bathroom plus a utilised loft room. Double-glazing & central heating.





DOLPHIN COURT ROAD, PLYMSTOCK, PL9 8RN

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10' x 9'6 max dimensions (3.05m x 2.90m max dimensions)

An 'L-shaped' room providing access to the accommodation. Pull-down loft ladder leading to the utilised loft space. Recessed cupboard.

UTILISED LOFT SPACE 16'2 x 11'11 (4.93m x 3.63m)

Boarded. Velux windows to 2 elevations providing lovely views.

OPEN-PLAN LIVING ROOM & KITCHEN 23' x 14'2 max dimensions (7.01m x 4.32m max dimensions)

An open-plan 'L-shaped' room with fitted flooring throughout. Ample space for seating and dining. Breakfast bar. The kitchen area has a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Space for free-standing cooker, fridge-freezer and washing machine. Built-in boiler cupboard housing the Worcester gas boiler. Window to the rear elevation overlooking the garden. Glazed double doors opening into the garden room.

GARDEN ROOM 9'5 x 7'11 (2.87m x 2.41m)

Tiled floor. Double-glazed windows to 2 elevations. Doorway leading to outside. Views over the garden.

BEDROOM ONE 12'3 into bay x 11'4 (3.73m into bay x 3.45m)

Bay window to the front elevation with views across Dunstone Road towards Plymouth.

BEDROOM TWO 11'6 x 11'4 (3.51m x 3.45m)

Chimney breast with a fitted fireplace. Window to the front elevation with views over Dunstone Road towards Plymouth.

BATHROOM 6'5 x 5'10 (1.96m x 1.78m)

Comprising a bath with a mixer tap shower system over and a glass screen, basin with a cupboard beneath and a wc. Wall-mounted mirror. Wall-mounted chrome towel rail/radiator. Obscured window to the side elevation.

GARAGE 15'7 x 8' (4.75m x 2.44m)

Up-&-over door to the front elevation. Window to the rear. Power and lighting.

OUTSIDE

A tarmac driveway provides off-road parking and access to the bungalow. The drive continues alongside the property to the garage. The front entrance is situated along the side elevation. The front garden has been hard landscaped with chippings for ease of maintenance together with mature shrubs. The rear garden is laid to lawn together with some mature shrubs and small trees.

COUNCIL TAX

Plymouth City Council  
Council tax band C

SERVICES

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

AGENT'S NOTE

Information provided by the vendor:

This is a 1960s bungalow, originally constructed as a 2 bedroom property. It was then converted into a 1 bedroom property with an extended living space and conservatory.

In 2025 it was re-converted into a 2 bedroom property and modernised with open-plan kitchen living space. The conservatory roof was replaced, making it suitable for use throughout the year. The bathroom toilet, bath, shower and sink have been replaced new this year also.

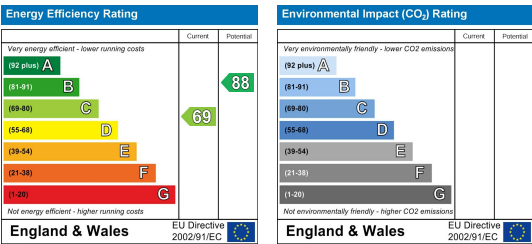
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.