



21 Dolphin Square

Plymstock, Plymouth, PL9 8RP

£239,950



A lovely semi-detached property conveniently located for a range of amenities in central Plymstock. The accommodation comprises an entrance hall, lounge and kitchen/dining room downstairs and 2 double bedrooms and a shower room upstairs. Garage conversion, which is now a very useful utility room and additional wc. Off-road parking to the front of the property and low maintenance gardens with a good-sized summer house/shed to the rear. The property benefits from double-glazing and gas-fired central heating. Being sold with no onward chain.



DOLPHIN SQUARE, PLYMSTOCK, PL9 8RP

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Door providing access to the lounge. Stairs rising to the first floor.

LOUNGE 14'10" x 11'10" (4.54 x 3.62)

Double-glazed window to the front elevation. 'Living Flame' gas fire set on a slate hearth. Under-stairs storage cupboard. Part glazed door leading into the kitchen/dining room.

KITCHEN/DINING ROOM 14'11" x 9'2" incl kitchen units (4.56 x 2.81 incl kitchen units)

Range of matching eye-level and base units with work surfaces. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring electric hob with an extractor hood above. Adjacent electric oven and grill. Integrated dishwasher. Tiled floor. 2 double-glazed windows to the rear elevation. Part double-glazed uPVC door providing access to a rear porch.

REAR PORCH 6'9" x 3'4" (2.06 x 1.03)

Double-glazed window and part double-glazed door providing access to the garden. Door leading into the utility.

UTILITY 9'1" x 6'7" (2.79 x 2.03)

Eye-level and base units. Work surface with single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Further space for a fridge or freezer. Wall-mounted gas boiler. Door leading to a passageway with a further door leading to the front of the property. Door leading to the separate wc.

SEPARATE WC 3'7" x 3'6" (1.1 x 1.09)

Fitted with a low level toilet and a sink unit. Built-in extractor. Double-glazed window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a folding loft ladder. Double-glazed window to the side elevation.

BEDROOM ONE 12'11" to wardrobe face x 10'7" (3.94 to wardrobe face x 3.23)

Range of fitted full-length wardrobes and drawer space along one wall. Built-in storage cupboard over the stairs. Double-glazed window to the front elevation.

BEDROOM TWO 13'8" x 8'4" to the wardrobe rear (4.19 x 2.56 to the wardrobe rear)

Range of fitted wardrobes along one wall. Double-glazed window to the rear elevation.

SHOWER ROOM 6'2" x 5'6" (1.88 x 1.68)

Comprising a Quadrant-style shower with a sliding shower door, shower unit and a spray attachment, low level toilet and sink unit with a cupboard beneath. Vertical towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured double-glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a walled-enclosed area of front garden, which is gravelled and brick-paved providing off-road parking for 1 vehicle. The rear garden is enclosed by a combination of block-walling and timber fencing. Adjacent to the rear of the property there is a gravelled and paved sitting area with steps leading down to a further gravelled and paved area. Along one side is a border of mature shrubs and trees. Located in a corner of the garden is the summer house/shed, which has electric laid on.

COUNCIL TAX

Plymouth City Council
Council tax band C

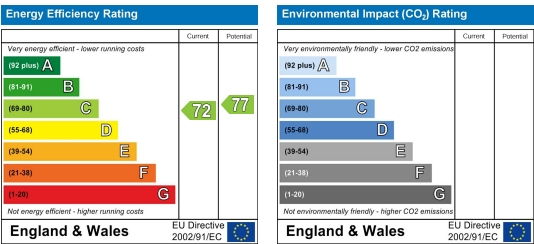
Area Map



Floor Plans



Energy Efficiency Graph



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