



5 Dolphin Square

Plymstock, Plymouth, PL9 8RP

£250,000



Superbly-positioned semi-detached house with nicely presented accommodation throughout. Briefly, the accommodation comprises an entrance hall, living room & kitchen & on the first floor are 3 bedrooms & a bathroom. Other features include a side porchway & driveway together with gardens to the front, side & rear elevations. Ample space for extending subject to planning consent. Double-glazing & central heating.



DOLPHIN SQUARE, PLYMSTOCK, PL9 8RP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Staircase ascending to the first floor. Wall-mounted coat hooks. Doorway opening into the living room.

LIVING ROOM 16'7 x 11'10 (5.05m x 3.61m)

Chimney breast with fireplace incorporating a 'Living Flame' style gas fire. Window with fitted blind to the front elevation. Doorway opening into the kitchen.

KITCHEN 14'11 x 7'5 (4.55m x 2.26m)

Fitted with a range of base and wall-mounted cabinets with matching fascias and work surfaces. Built-in oven. Hob with glass splash-back and cooker hood above. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for free-standing fridge-freezer. Under-stairs storage cupboard, also housing the electric meter and consumer unit. Window with a fitted blind to the rear elevation. Doorway to the side elevation opening into the porch.

PORCH

A side porch constructed in uPVC double-glazing. Space for tumble dryer. Doorway leading to outside.

FIRST FLOOR LANDING 7'4 x 6'4 incl stairs (2.24m x 1.93m incl stairs)

Doors providing access to the first floor accommodation. Loft hatch. Window to the side elevation with lovely views towards Plymstock and Staddon Heights.

BEDROOM ONE 13'10 x 8'5 (4.22m x 2.57m)

Window with fitted blind to the front elevation. Cupboard housing the Worcester gas boiler.

BEDROOM TWO 10'2 x 8'5 (3.10m x 2.57m)

Window to the rear elevation with views towards Plymouth incorporating Plymstock Church.

BEDROOM THREE 10'10 x 6'2 incl over-stairs storage cupboard (3.30m x 1.88m incl over-stairs storage cupboard)

Window with a fitted blind to the front elevation. Over-stairs storage cupboard and shelving.

BATHROOM 6'2 x 5'7 (1.88m x 1.70m)

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

OUTSIDE

To the front, the garden is laid to lawn with a chipping pathway leading to the main front entrance. There are also gardens to the side elevation, which are laid to lawn and decking. There is a shed and a brick-paved driveway providing off-road parking. The rear garden is also laid to lawn together with an area laid to chippings. There is a masonry shed and a garden tool store.

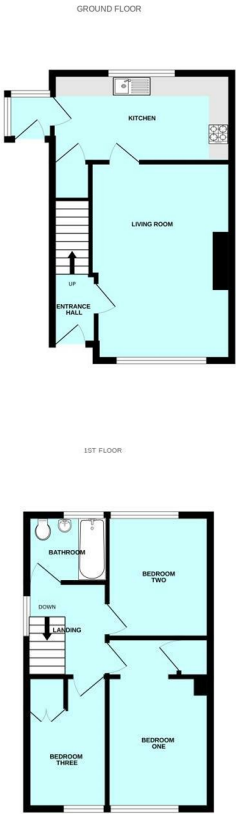
COUNCIL TAX

Plymouth City Council
Council tax band C

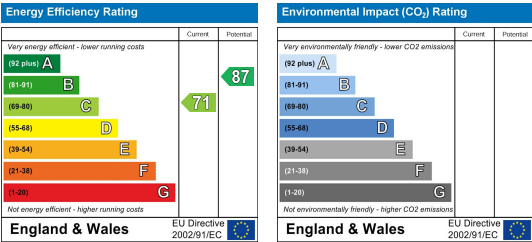
Area Map



Floor Plans



Energy Efficiency Graph



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