



6 Dolphin Close

Plymstock, Plymouth, PL9 8RZ

£220,000



Being sold with no onward chain is this semi-detached property located in a popular central part of Plymstock. The accommodation comprises a kitchen/dining room and lounge downstairs, whilst on the first floor are 2 double bedrooms & shower room. Well-maintained attractive gardens to the front & rear. Single garage & off-road parking. Double-glazing & gas central heating.



DOLPHIN CLOSE, PLYMSTOCK, PL9 8RZ

ACCOMMODATION

Obscured double-glazed entrance door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Stairs rising to the first floor.

LOUNGE 15'7" x 11'8" (4.75 x 3.57)

Double-glazed window to the front elevation. Fireplace with inset 'Living Flame' gas fire. Sliding double doors leading to the kitchen/dining room.

KITCHEN/DINING ROOM 14'9" x 8'6" (4.51 x 2.60)

Matching eye-level and base units with rolled-edge work surfaces. Inset single drainer sink unit with mixer tap. 4-ring gas hob with an electric oven beneath. Space and plumbing for washing machine. Wall-mounted gas boiler. Under-stairs storage cupboard housing the consumer unit and electric meter. Double-glazed windows to the side and rear elevations. Obscured double-glazed door providing access to the drive and rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE 14'11" to wardrobe rear x 10'7" (4.55 to wardrobe rear x 3.23)

Double-glazed window to the front elevation. Range of fitted wardrobes along one wall. Storage cupboard.

BEDROOM TWO 13'8" x 8'5" at widest points (4.18 x 2.57 at widest points)

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

SHOWER ROOM 6'1" x 5'8" (1.87 x 1.75)

White suite comprising a corner shower cubicle with a shower unit with spray attachment, sliding shower screen door and a tiled area surround, pedestal basin and a low level toilet. Partly-tiled walls. Obscured double-glazed window to the rear elevation.

GARAGE 15'3" x 7'4" (4.67 x 2.26)

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

OUTSIDE

To the front of the property is a small lawned area with an adjacent gravel and tarmac parking area. A drive leads down the side of the property through to the detached garage. The rear garden is enclosed by timber fencing and a concrete wall. It is mainly laid to lawn together with attractive mature planted borders. Outside cold tap.

COUNCIL TAX

Plymouth City Council
Council tax band C

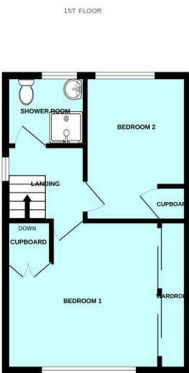
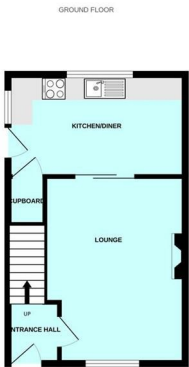
SERVICES

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

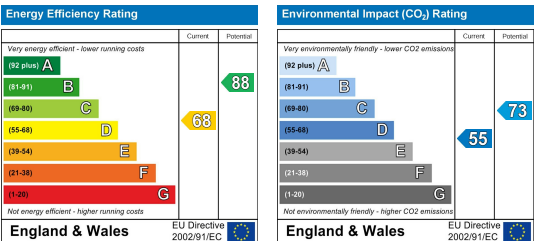
Area Map



Floor Plans



Energy Efficiency Graph



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