



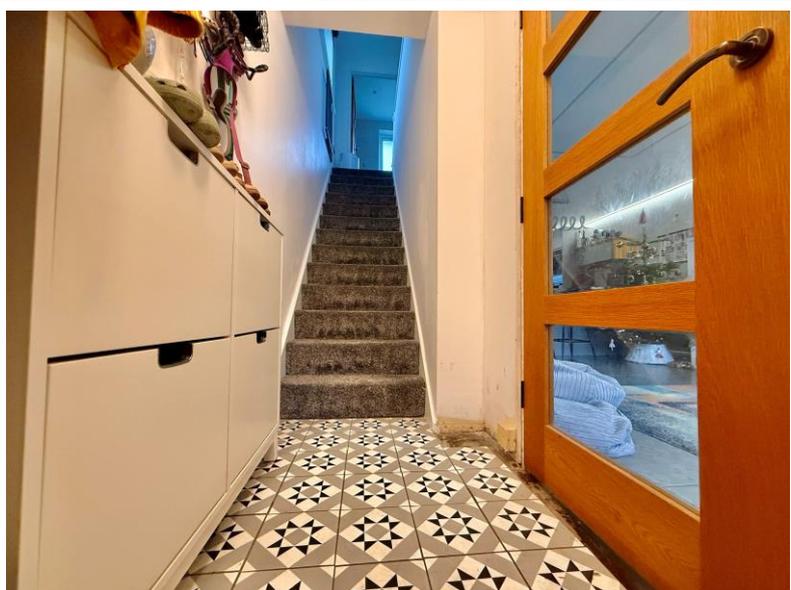
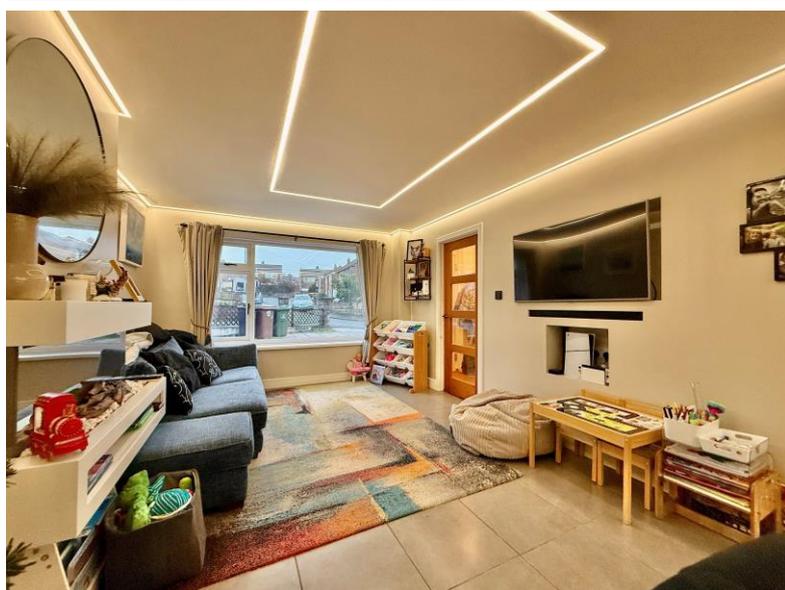
Falcon

01752 600444

15 Dolphin Close

Plymstock, Plymouth, PL9 8RZ

Guide Price £290,000 - £300,000



In Brief

A Stylish 3 bed semi detached Family Home in a Highly Sought-After Location

Reception Rooms	Large living room / kitchen / breakfast room		
Bedrooms	3 bedrooms		
Area	786 sq ft	Parking	Driveway and off road parking
Tenure	Freehold	Council Tax	C

Description

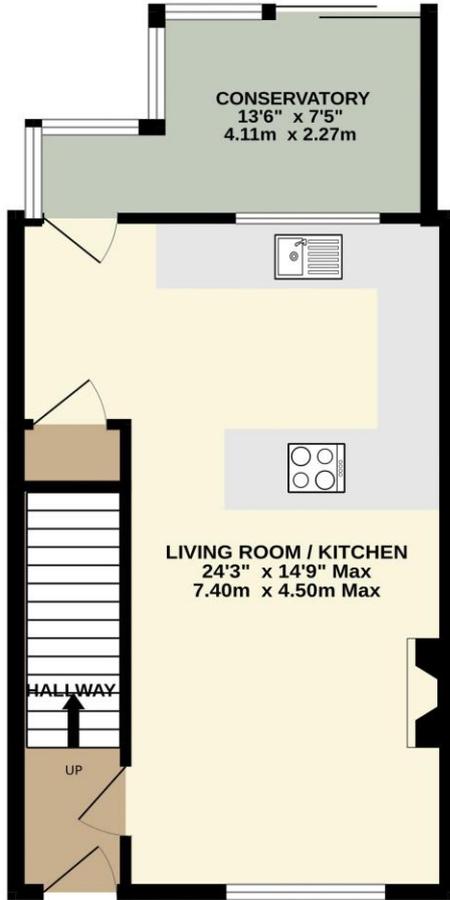
Tucked away on a peaceful residential road in one of the area's most desirable neighbourhoods, this beautifully presented three-bedroom semi-detached home offers style, space, and superb family living. From the welcoming entrance hallway, you are drawn into the impressive open-plan living area. The spacious lounge flows seamlessly into the contemporary kitchen/breakfast room, creating a bright, sociable space perfect for family life and entertaining. The kitchen itself is a standout feature, boasting sleek, modern units and bespoke contemporary ceiling strip lighting that elevates the room's design. To the rear, a lovely conservatory provides an additional living space, overlooking and opening directly onto the exceptional garden. Upstairs, the first floor offers three well-proportioned bedrooms along with a modern, tastefully fitted shower room. The property also benefits from UPVC double glazing throughout. Outside, the rear garden is truly impressive—significantly larger than expected and enjoying a sunny aspect. Mostly laid to lawn, it features a contemporary raised patio area, perfect for outdoor dining, relaxation, and play. Located close to highly regarded schooling for all ages and within easy reach of Plymstock Broadway's excellent range of shops and amenities, this home combines modern comfort with unbeatable convenience. A must-see property offering style, space, and a fantastic location.

Need A Mortgage?

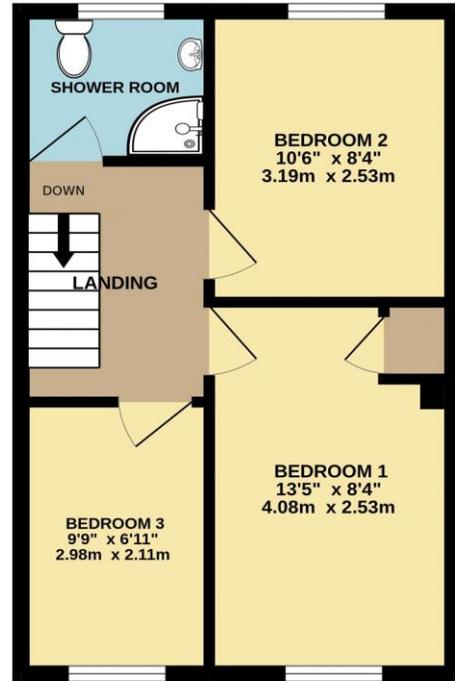
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Floor Plans

GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

