



Falcon

01752 600444

34 Dolphin Square

Plymstock, Plymouth, PL9 8RW

£240,000





In Brief

Superb Family Home in One of the Area's Most Desirable Locations with sunny garden

Reception Rooms	Large living room with separate dining room and large kitchen.		
Bedrooms	3 bedrooms		
Heating	Gas central heating	Parking	Driveway and garage
Area	863 sq ft	Council Tax	C
Tenure	Freehold		

Description

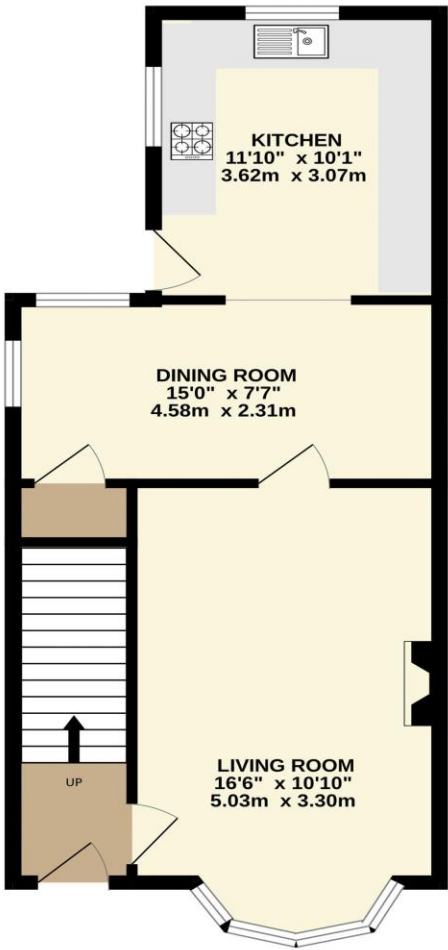
Located in this highly sought-after and well-established residential area, renowned for its excellent nearby schools, this attractive 1960s three-bedroom semi-detached family home offers spacious and well-balanced accommodation throughout. A welcoming entrance hallway leads to a generous living room at the front of the property, which flows seamlessly into the separate dining room overlooking the rear garden. An opening from the dining room leads into the well-fitted kitchen, a bright and sunny space benefiting from a desirable southerly aspect. On the first floor, there are three well-proportioned bedrooms together with a modern family bathroom. The property also benefits from gas central heating and uPVC double glazing. Externally, a driveway to the front provides off-road parking and leads to the attached garage. To the rear, the delightful garden enjoys a sunny aspect and features a patio seating area, ideal for outdoor dining and entertaining, along with a raised lawned garden offering a pleasant space for families and gardeners alike. A superb opportunity to acquire a family home in one of the area's most desirable locations, close to excellent schools and a wide range of local amenities.

Need A Mortgage?

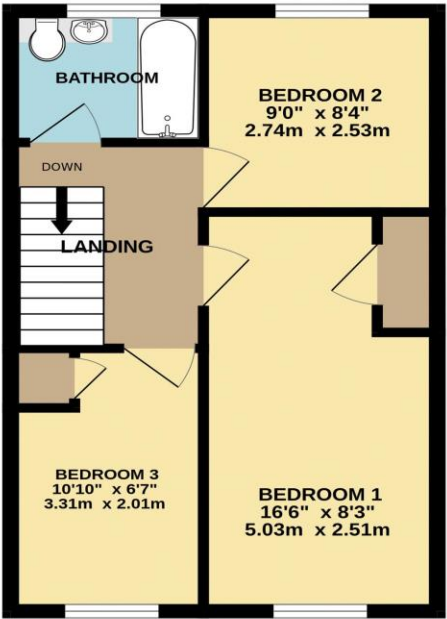
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ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 sq.m.) approx.
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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		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

