



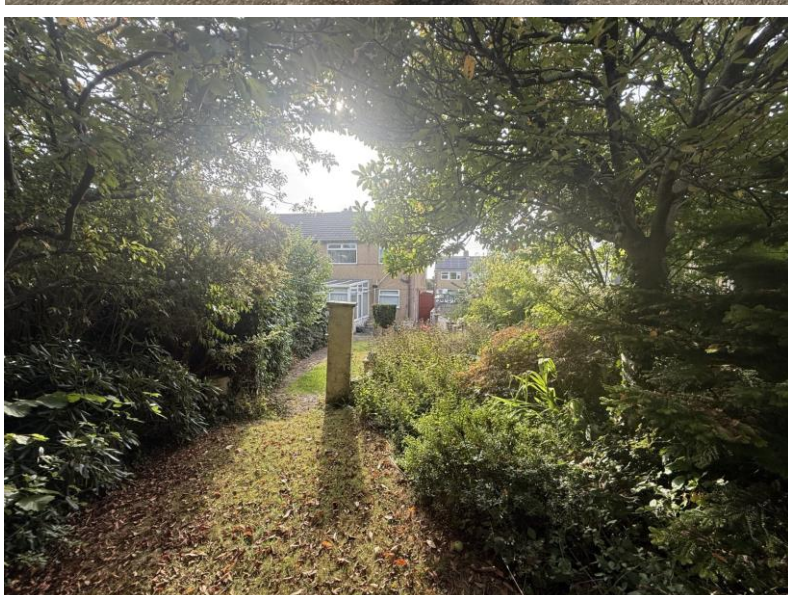
Falcon

01752 600444

34 Dolphin Court Road

Plymstock, Plymouth, PL9 8RN

£230,000





In Brief

Semi- Detached Family home with extensive gardens

Reception Rooms Open plan Living - Dining room

Bedrooms 2/3 Bedrooms

Area 781 Sq Ft

Tenure Freehold

Parking Off Road Parking

Council Tax C

Description

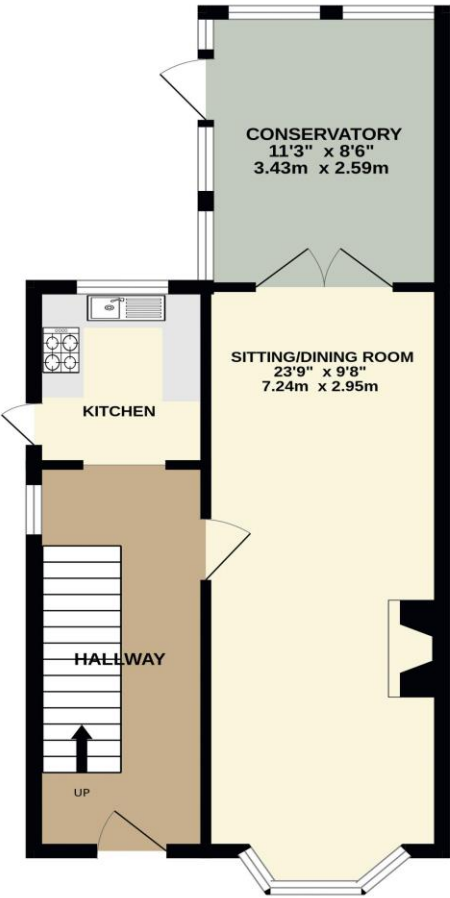
Situated in the highly sought-after location of Plymstock, close to excellent schools and a wealth of local amenities, this charming two-bedroom semi-detached home offers generous living space with the added benefit of a footprint typically found in a three-bedroom property – presenting fantastic potential for future development. The ground floor boasts a bright and spacious open-plan living and dining room, leading seamlessly into a sunroom that overlooks the rear garden. A well-proportioned kitchen completes the downstairs accommodation, making this a superb home for modern family living and entertaining. On the first floor you will find two well-sized double bedrooms, both of which enjoy ample natural light, and a family bathroom. With the overall footprint comparable to a traditional three-bedroom semi, there is clear scope to adapt the layout if desired. Externally, the property benefits from off-road parking to the front and, to the rear, one of the most impressive and extravagantly long gardens you will find in the area – perfect for keen gardeners, families, or those who simply love outdoor space. This property is an exciting opportunity in a prime location and must be viewed to be fully appreciated.

Need A Mortgage?

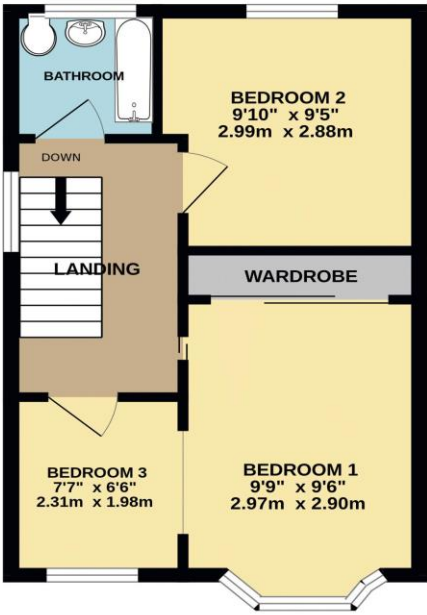
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ours is only £195 paid when you move!**

Floor Plans

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



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 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.

