



SELL • LET • MANAGE

Hill Crest, Plymouth, PL3 4RW
£400,000 Freehold

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£400,000

Hill Crest

Plymouth, PL3 4RW

- Substantial Period Property
- Sought After Mannamead Location
- Two Double Bedroom First Floor Apartment With Extra Loft Space
- Ideal Multi Generational Living
- No Onward Chain
- Formerly Arranged as Two Apartments
- One Double Bedroom Ground Floor Apartment
- Arranged Over Three Storeys
- Shared Courtyard
- Council Tax Band B

DC Lane are delighted to offer a rare and highly versatile opportunity to acquire a substantial converted Victorian residence, arranged as two self contained apartments within an attractive freehold property, ideally situated on a quiet and highly sought after road in the prestigious Mannamead area.

This handsome period home is currently configured as a ground floor flat and a first floor flat, presenting excellent flexibility for owner occupiers and investors alike. The property is available as a whole freehold for £400,000, or as individual apartments, each benefitting from a 999 year lease and a share of the freehold.

The ground floor flat (£175,000) is beautifully presented, combining period charm with stylish contemporary finishes. High ceilings enhance the light and sense of space, while original wooden doors between the lounge and bedroom add character and versatility. The modern kitchen features sleek cabinetry and ceiling spotlights, flowing into a generous dining area ideal for entertaining. Recently redecorated and newly carpeted, the apartment also offers excellent built in storage and access to the shared rear courtyard.

The first floor flat (£225,000) provides well proportioned accommodation including two double bedrooms, one with French doors opening onto a rear facing balcony with steps leading down to the courtyard, along with a fitted kitchen, bathroom, separate WC and a rather generous loft space with velux windows. High ceilings continue the elegant period feel, creating bright and airy living spaces throughout.

Offered with no onward chain, the property would suit multi generational living, a ready made investment or purchase as individual apartments. An outstanding opportunity in one of Plymouth's most desirable residential locations with a superb blend of character, flexibility and investment potential — a viewing is highly recommended.



Ground Floor Apartment

Living room	14'0" x 13'10" (4.29 x 4.24)
Bedroom	11'6" x 14'2" (3.53 x 4.34)
Kitchen/diner	10'5" x 18'11" (3.20 x 5.78)
Bathroom	10'5" x 5'7" (3.20 x 1.72)

First Floor Apartment

Lounge/Diner	18'4" x 13'11" (5.60 x 4.26)
Kitchen	11'5" x 9'2" (3.49 x 2.80)
Bedroom One	11'7" x 14'2" (3.54 x 4.32)
Bedroom Two	11'5" x 10'2" (3.49 x 3.10)
Bathroom	7'1" x 4'11" (2.18 x 1.50)
WC	4'7" x 3'2" (1.42 x 0.98)
Second Floor	
Loft Space	18'4" x 24'8" (5.60 x 7.53)





Directions

Across from the DC Lane office Turn left onto Wilderness Rd 0.1 mi Turn left onto Hill Crest and the property can be found on the left

Scan for Material Information

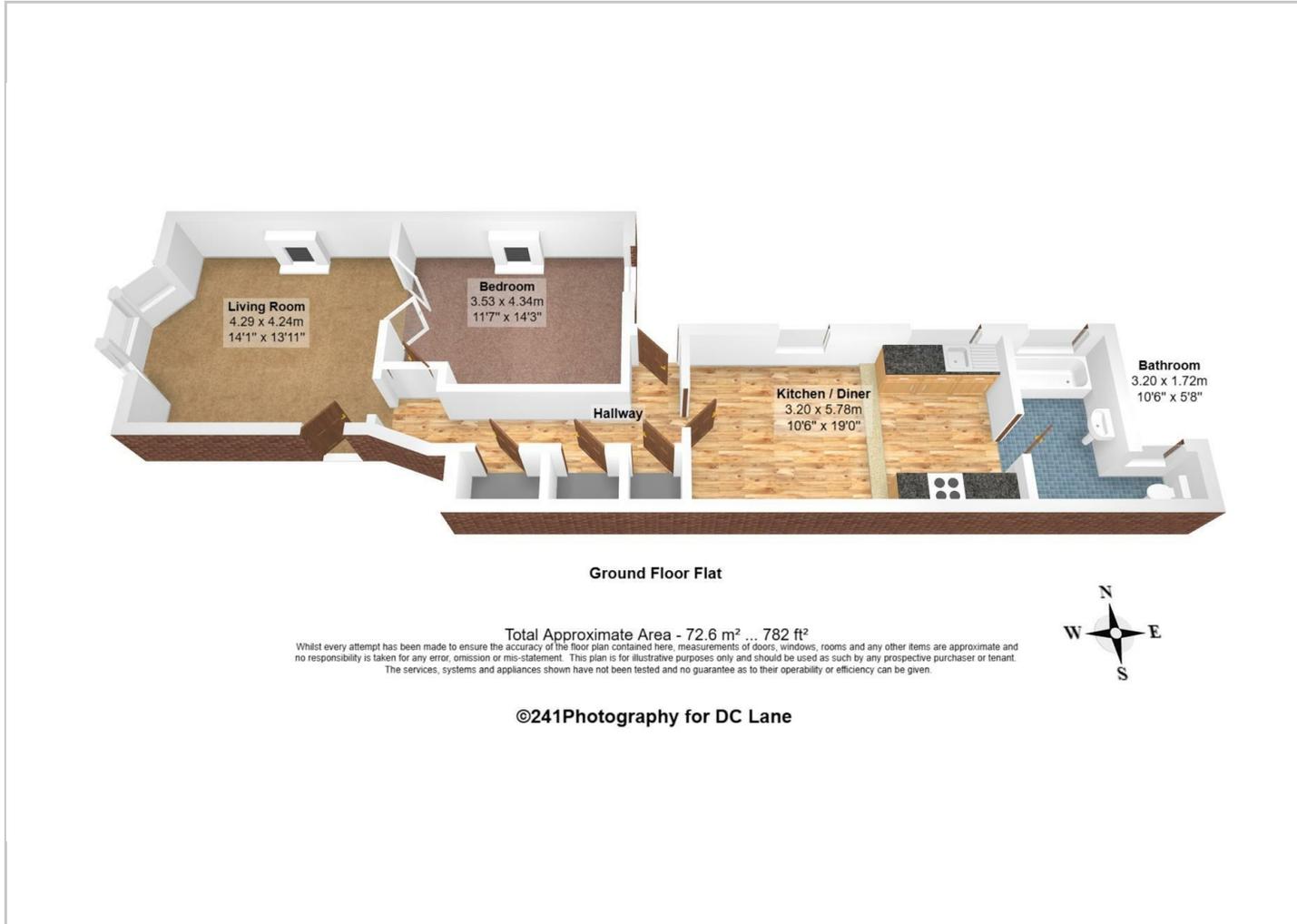


Council Tax Band: B

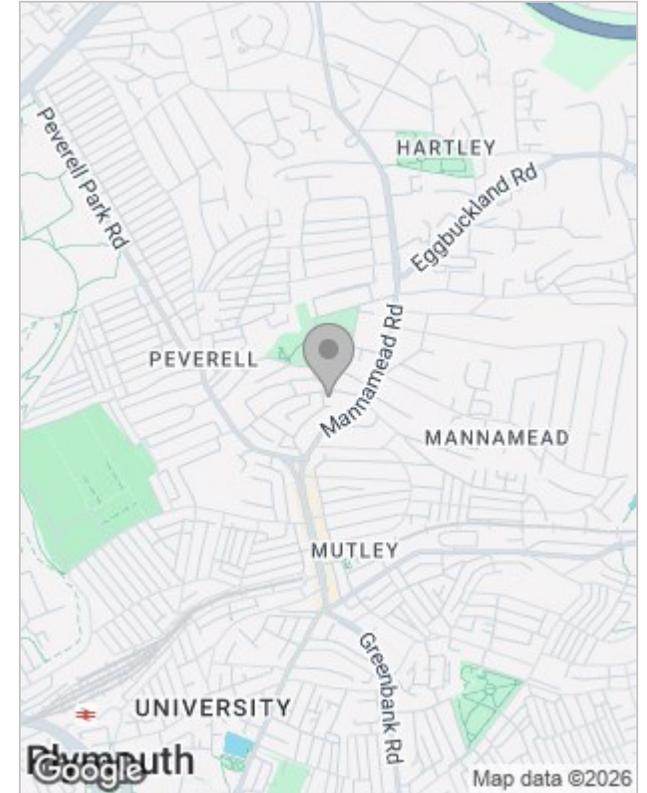




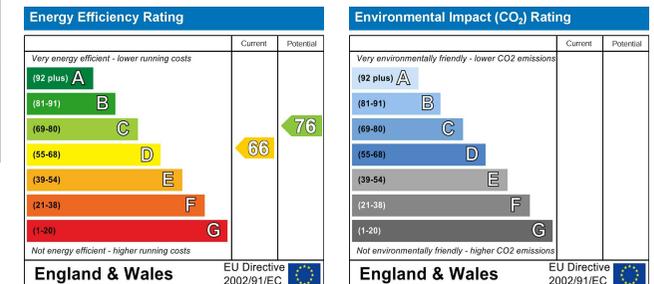
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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