



3 Hill Crest, Mannamead, Plymouth, PL3 4RW

Plymouth

£375,000

Lawson are delighted to market this incredibly well-maintained and spacious Victorian mid-terrace home, currently divided into two separate apartments. The property has been successfully used as holiday lets for the past 20 years and is now offered for sale as a whole, providing an excellent opportunity for continued holiday letting, multi generation family living, investment or conversion back into a substantial family home.

A pathway leads to the original front door, opening into a communal entrance vestibule with a stripped and stained-glass door leading through to the inner hall. The inner hall has a moulded ceiling, wall-mounted intercom, useful understairs storage cupboards and access to the ground floor apartment and rear garden. The ground floor apartment opens into a large sitting room with a period marble fireplace with cast-iron insert, moulded ceiling and picture rail. A PVCu double-glazed window overlooks the front elevation, while double doors lead through to the large double bedroom, which benefits from a further period fireplace, original sash window overlooking the rear elevation, moulded ceiling and picture rail.

The kitchen/ breakfast room is fitted with a matching range of base-level storage cupboards with post-formed and roll-top work surfaces, incorporating an electric oven, four-burner gas hob and filter canopy. There is plumbing and space for a washing machine, space for a fridge/freezer, a wall-mounted combination boiler and window to the side elevation. A doorway leads to the bathroom, fitted with a matching white three-piece suite comprising panel-enclosed bath with telephone-style mixer tap and shower attachment, wash-hand basin and low-level WC, together with tiled splashbacks, inset spotlights, extractor fan and window to the side elevation.

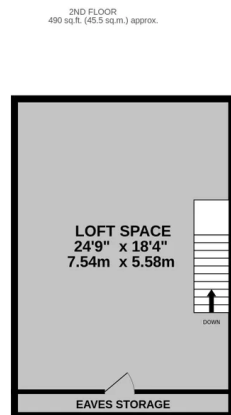
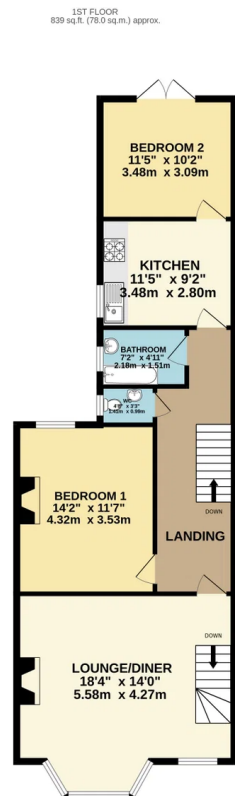
From the communal entrance hall, a doorway leads to the first floor apartment, with carpeted stairs leading to a landing with a stained-glass window to the rear elevation, polished handrail and wooden spindles. The impressive lounge has a large bay window to the front elevation with sea views, moulded ceiling and ceiling rose, together with a feature fireplace with cast-iron insert, painted slate surround, and stairs ascending to the loft room. From the main landing, a doorway leads to bedroom one, a spacious double bedroom with a sash window overlooking the rear elevation, period fireplace, moulded ceiling and ceiling rose. Bedroom 3 is another spacious double with patio doors leading to the rear garden. Bedroom two / loft room is a double room with Velux windows to the rear elevation.

The cloakroom fitted with a low-level WC, pedestal wash-hand basin and window to the side elevation. The bathroom is fitted with a pedestal wash-hand basin and panel-enclosed bath with telephone-style shower mixer tap, together with an airing cupboard housing the combination boiler and window to the side elevation.

The kitchen is fitted with a matching range of base and eye-level units with post-formed and roll-top work surfaces, incorporating an electric oven, four-burner gas hob and one-and-a-half bowl stainless steel sink and drainer. There is plumbing and space for a washing machine, space for a fridge/freezer and a window to the side elevation. A doorway leads to bedroom three, a spacious double bedroom featuring a large window and opening doors leading onto a private terrace, with steps descending to the rear garden.

The rear garden is fully enclosed by attractive walls and laid with paving for ease of maintenance, providing a private and practical outdoor space, with an outside light and tap.





TOTAL FLOOR AREA : 2094 sq.ft. (194.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix G2025

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 this is per apartment (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

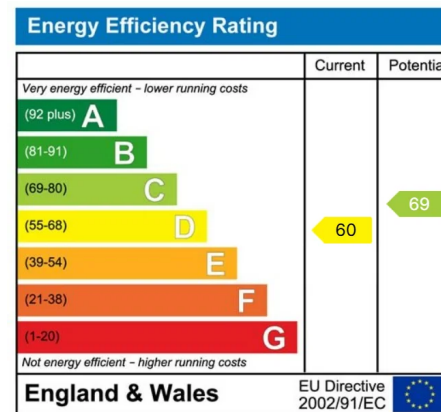
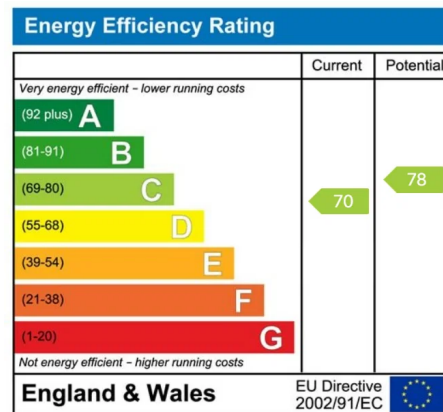
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.





Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

