



**DC**  
LANE

SELL • LET • MANAGE

Hill Crest, Plymouth, PL3 4RW  
£200,000 Leasehold

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£200,000

# Hill Crest

Plymouth, PL3 4RW

- Ground Floor Apartment
- Popular Mannamead Location
- Private Decked Terrace
- Spacious Accommodation
- No Onward Chain
- Two Bedrooms
- Off Road Parking
- Kitchen With some integrated appliances
- Ideal First Time Buy
- Council Tax Band B

DC Lane are delighted to present this superb apartment in a double fronted period property located within the sought after residential area of Mannamead and with easy reach of the A38, City Centre and plentiful local amenities.

The apartment is positioned on the ground floor and offers well proportioned accommodation throughout. The lounge with bay window boasts feature fireplace with insert gas fire, the kitchen/diner has plentiful cabinets, some integrated appliances and direct access to the garden. There are two bedrooms, the master bedroom has built in wardrobes and french doors to the garden serviced by a modern bathroom with shower over and traverteen tile finish. There is also a large storage cupboard in the hall.

One of the highlights of this apartment is the private enclosed garden with decked terrace and paved area, a rare find in city living. There is direct access from the garden opening onto the parking area with allocated parking.

Tastefully decorated and with natural light throughout, this delightful apartment is being sold with no onward chain and a viewing is highly recommended.



## Ground Floor

Lounge 13'1",150'11" x 14'0" (4.46 x 4.27)

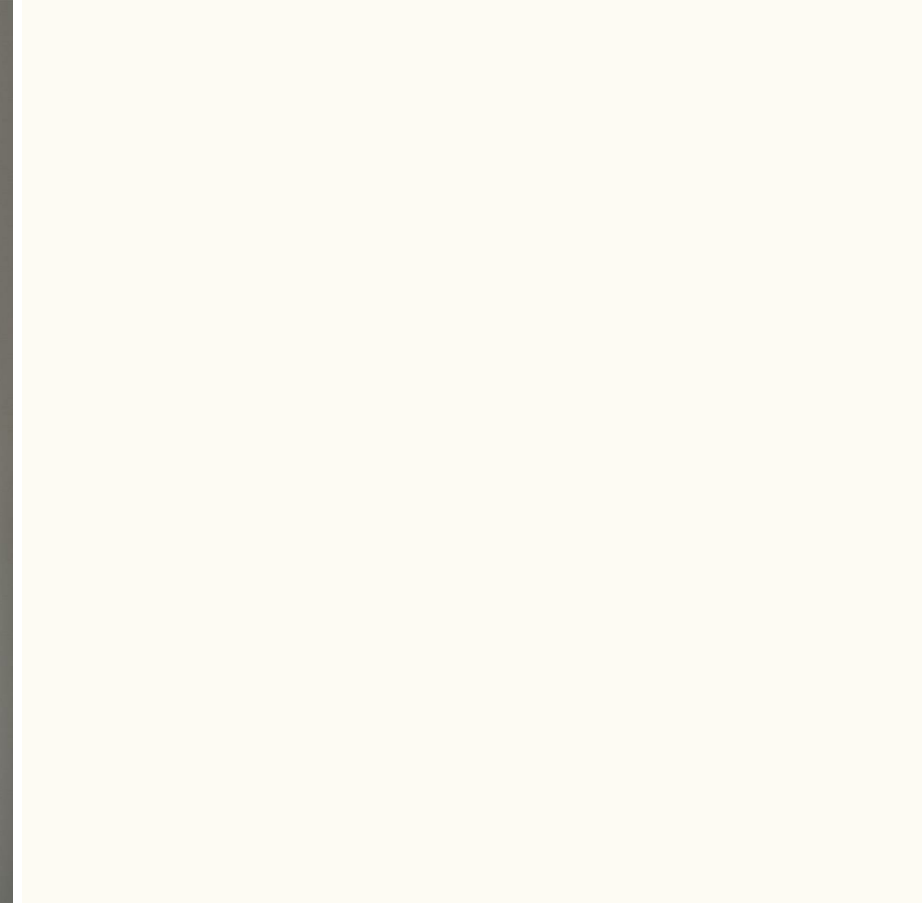
Kitchen/Diner 11'5" x 14'1" (3.50 x 4.30)

Master Bedroom  
9'10",.91'10" x 12'7" (3,.28 x 3.84)

Bedroom Two 7'3" x 8'2" (2.21 x 2.51)

Bathroom 7'3" x 6'0" (2.21 x 1.85)





## 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

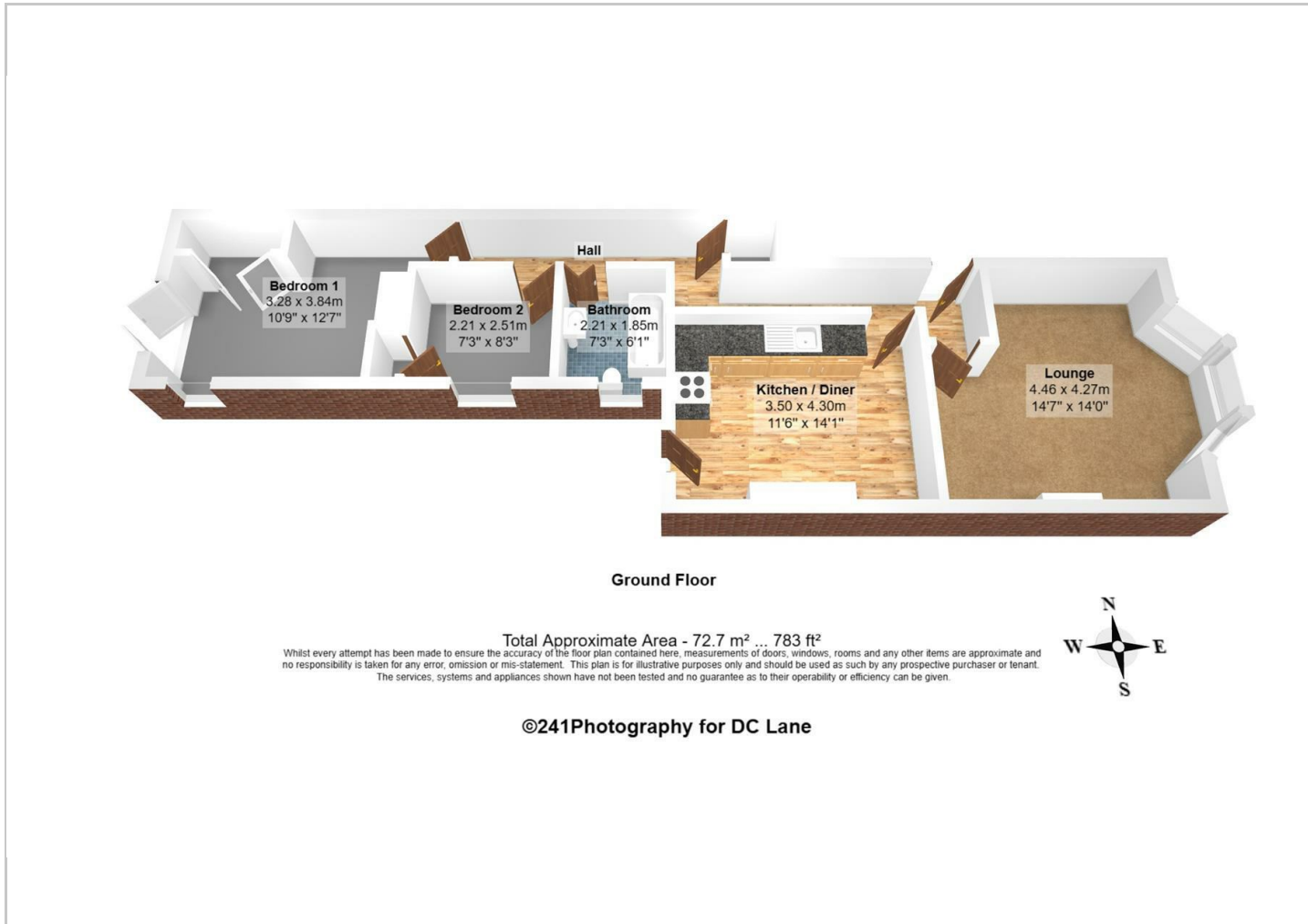


**Council Tax Band: B**

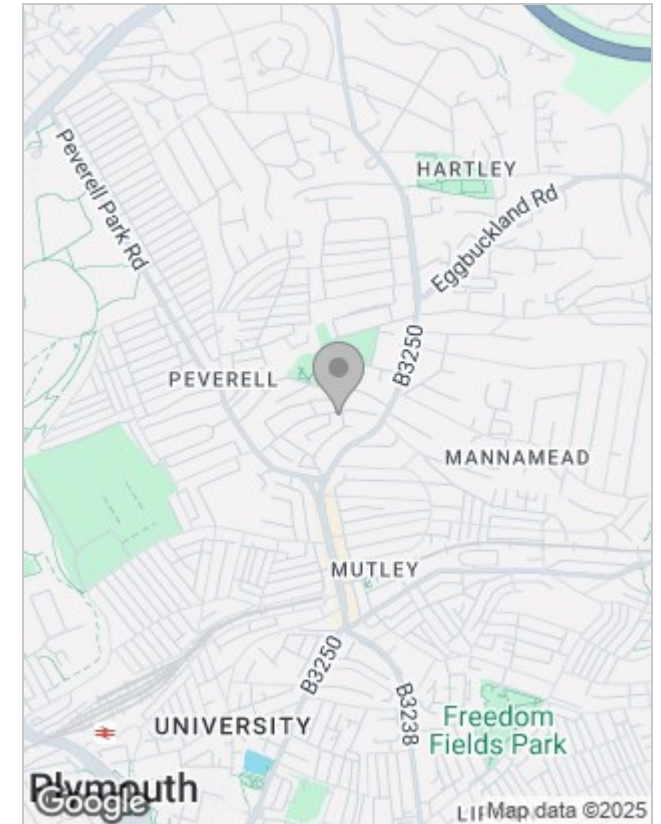




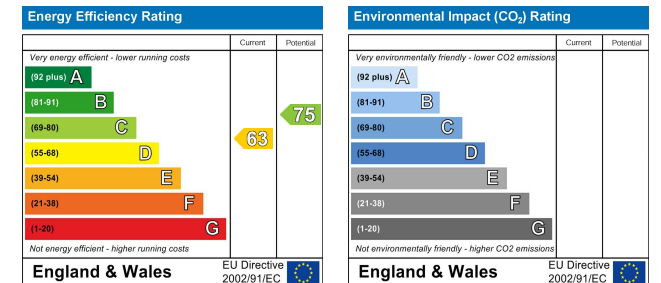
## Floor Plans



## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk