



DC
LANE

SELL • LET • MANAGE

3 Hill Crest, Plymouth, PL3 4RW
£225,000 Leasehold - Share of Freehold

 2  1  1  C



£225,000

3 Hill Crest

Plymouth, PL3 4RW

- First Floor Apartment
- Mannamead Location
- Generous Loft Space
- Spacious Accommodation
- No Onward Chain
- Two Double Bedrooms
- Arranged Over Two Storeys
- Far Reaching Elevated Views
- Communal Garden
- Council Tax Band B

DC Lane are delighted to present this superb first floor apartment ideally situated on a quiet and highly sought after road in the prestigious Mannamead area.

The property offers well proportioned accommodation with a bright front facing lounge/diner enjoying far reaching views over the surrounding roofscape towards Plymouth Sound, while stairs rise from this room to a generous loft space with Velux windows, providing useful additional space.

The kitchen is fitted with a range of units and appliances, while the apartment further benefits from two double bedrooms, one of which features French doors opening onto a rear facing balcony with steps leading down to a communal courtyard. A bathroom and separate WC complete the accommodation.

The apartment retains high ceilings and elegant period proportions, creating bright and airy living spaces that enhance its charming Victorian character.

Offered to the market with no onward chain and benefiting from a share of the freehold, this property would make an excellent first time buy or investment opportunity in one of Plymouth's most desirable residential locations.

Early viewing is highly recommended to fully appreciate the space, character and location on offer.



Furst Floor

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:





Floor Plans



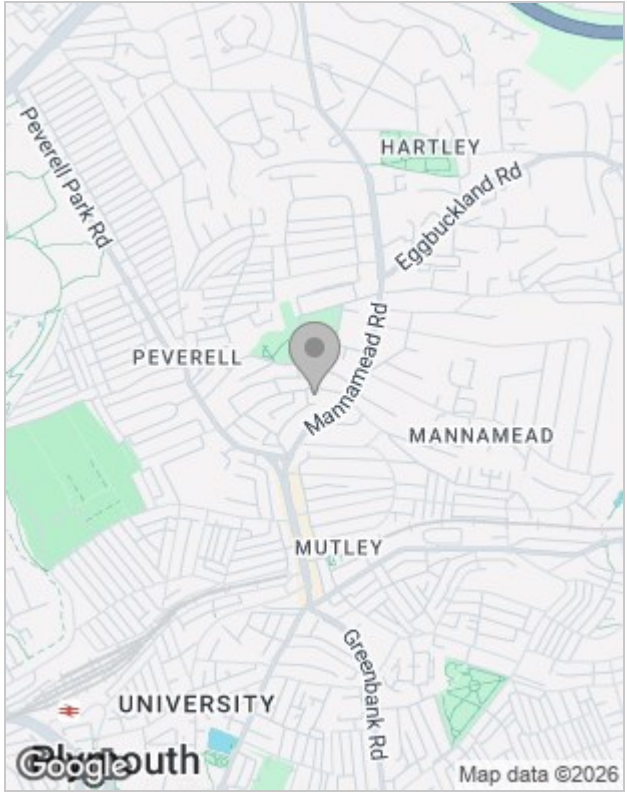
Viewing

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.

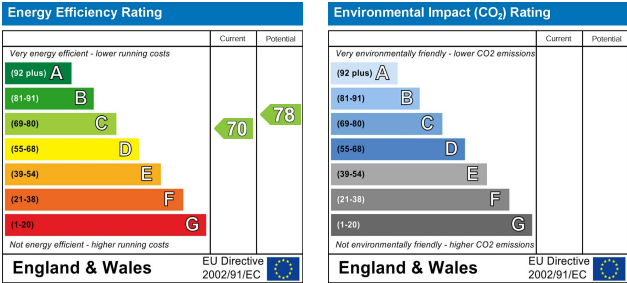
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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.

Location Map



Energy Performance Graph



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