



DC  
LANE

SELL • LET • MANAGE

Hill Crest, Plymouth, PL3 4RW

£395,000 Freehold







# Hill Crest

## Plymouth, PL3 4RW

- Two Apartments Within One Freehold Property
- Mannamead Location
- Two Double Bedroom First Floor Apartment With Extra Loft Space
- Modern Contemporary Kitchen and Bathroom
- No Onward Chain
- Period Property
- One Double Bedroom Ground Floor Apartment
- Beautifully Presented
- Shared Courtyard
- Council Tax Band B

DC Lane are delighted to present a rare and versatile opportunity to acquire a substantial converted Victorian property, comprising two self-contained apartments within an attractive freehold house, ideally positioned on a quiet and highly regarded road in the prestigious Mannamead area.

This handsome period home is currently arranged as a ground floor flat and a first floor flat, offering flexibility for owner-occupiers and investors alike. The property may be purchased as a whole freehold house for £395,000, or as individual apartments, each benefitting from a 999-year lease and share of the freehold.

The ground floor flat, offered at £175,000, is beautifully presented and blends period charm with stylish modern finishes. High ceilings enhance the sense of space and light throughout, while original wooden doors between the lounge and bedroom add character and flexibility. The contemporary kitchen is fitted with modern cabinetry, electric oven, gas hob, tiled splashback and ceiling spot lighting, opening into a generous dining area ideal for entertaining. The flat has been freshly redecorated and newly carpeted, with excellent built-in storage and access to the rear shared courtyard with the upstairs apartment.

The first floor flat, offered at £220,000, provides well-proportioned accommodation including two bedrooms, a fitted kitchen, bathroom, separate WC and a useful loft space. High ceilings continue the period feel, creating bright and airy living accommodation throughout. Stairs from the second bedroom lead down to the rear courtyard, providing direct access.

The property is offered with no onward chain. Whether purchased as a ready-made investment or as individual apartments, this is an outstanding opportunity in one of Plymouth's most desirable residential locations.

A superb blend of character, flexibility and investment potential – viewing is highly recommended.

£395,000



### 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

TBC







## 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



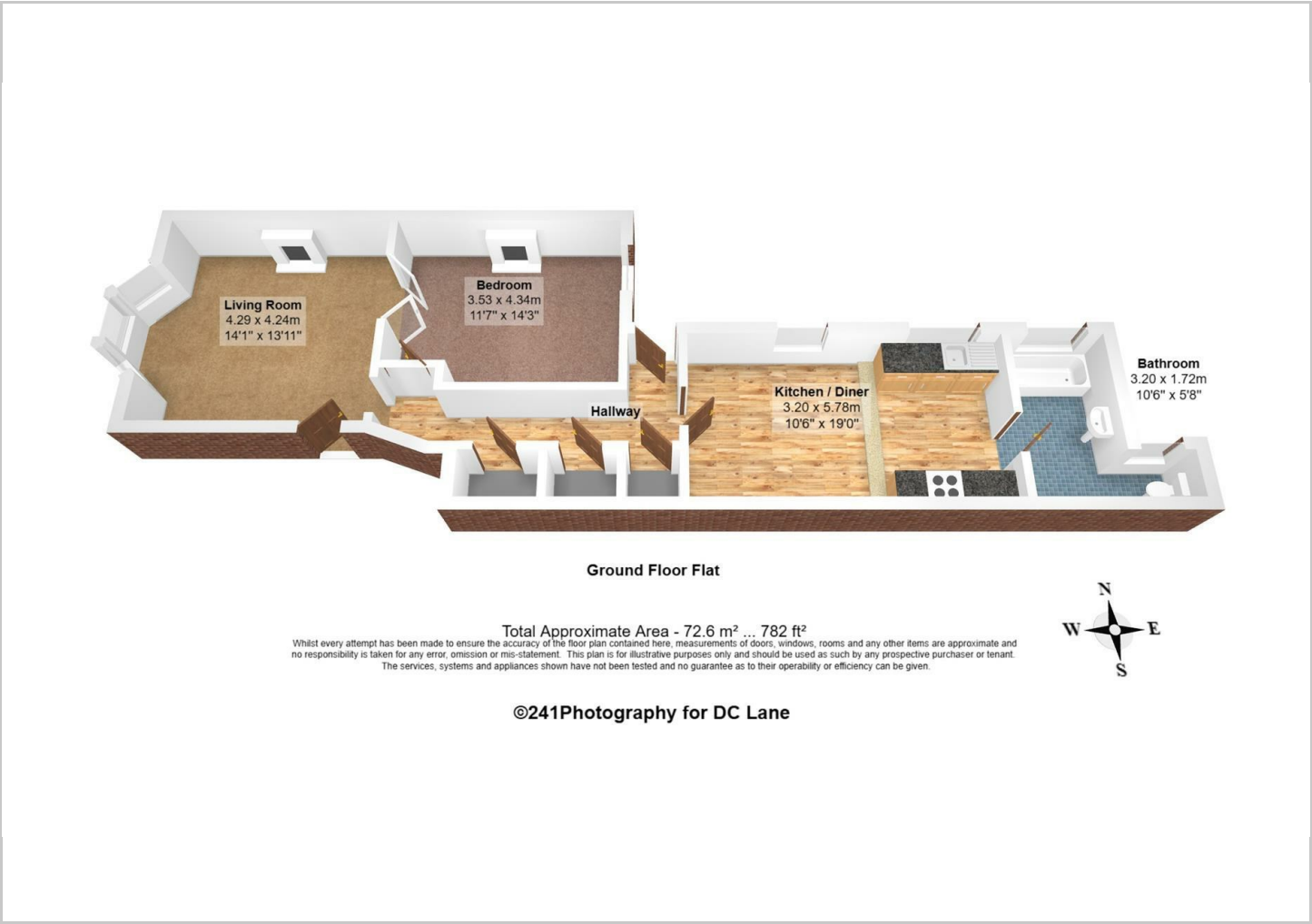
**Council Tax Band: B**







Floor Plans



Viewing

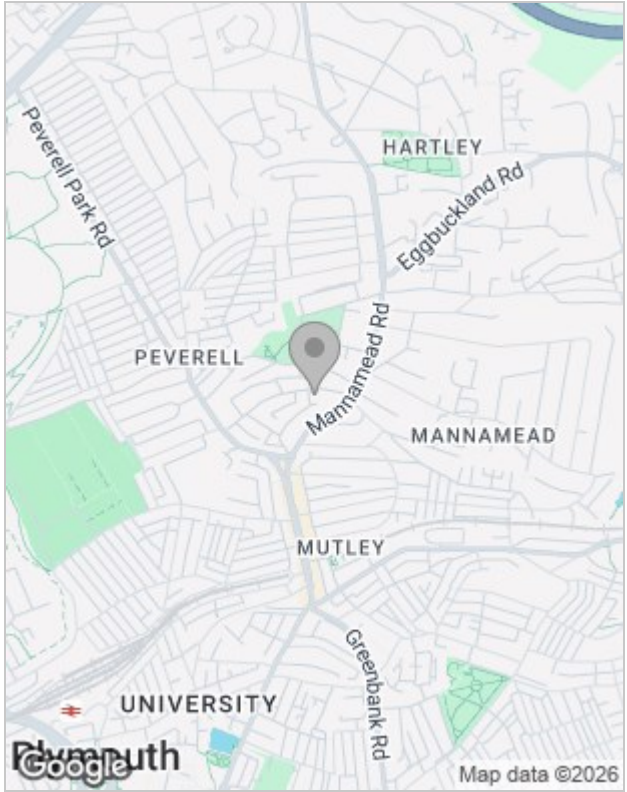
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

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

Location Map



Energy Performance Graph

