



**DC**  
LANE

SELL • LET • MANAGE

80 Hardy Crescent, Plymouth, PL5 3DP  
£125,000

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£125,000

# 80 Hardy Crescent

Plymouth, PL5 3DP

- First Floor Maisonette
- Two Double Bedrooms
- Buy to Let Investment
- Front & Rear Garden
- Quality Tenants Residing
- Private Ground Floor Entrance
- Spacious Accommodation
- Very Well Presented
- Manadon Location
- No Onward Chain

## IDEAL BUY TO LET INVESTMENT

Quality long term tenants can be hard to find however DC Lane are inviting current or potential landlords to take advantage of this fantastic investment opportunity. Located in Manadon with easy links to the A38 and City Centre the property has a private entrance on the ground floor. There is an area for storage and stairs rise to the first floor with spacious accommodation throughout. The living/dining room has two windows, large kitchen with abundance of units, two double bedrooms bathroom with shower over, separate wc and utility area. Double glazed, gas central heating and no onward chain. Annual rental income £7800.



## Ground Floor

Entrance Hall

First Floor

Living/Dining Room 16'4" x 11'7" (4.98 x 3.54)

Kitchen 8'7" x 10'5" (2.62 x 3.20)

Bedroom One 10'2" x 13'8" (3.10 x 4.18)

Bedroom Two 9'11" x 10'5" (3.04 x 3.20)

Bathroom 5'7" x 5'1" (1.72 x 1.56)

Utility Room 6'9" x 6'2" (2.06 x 1.88)

W/C 2'9" x 5'1" (0.86 x 1.56)



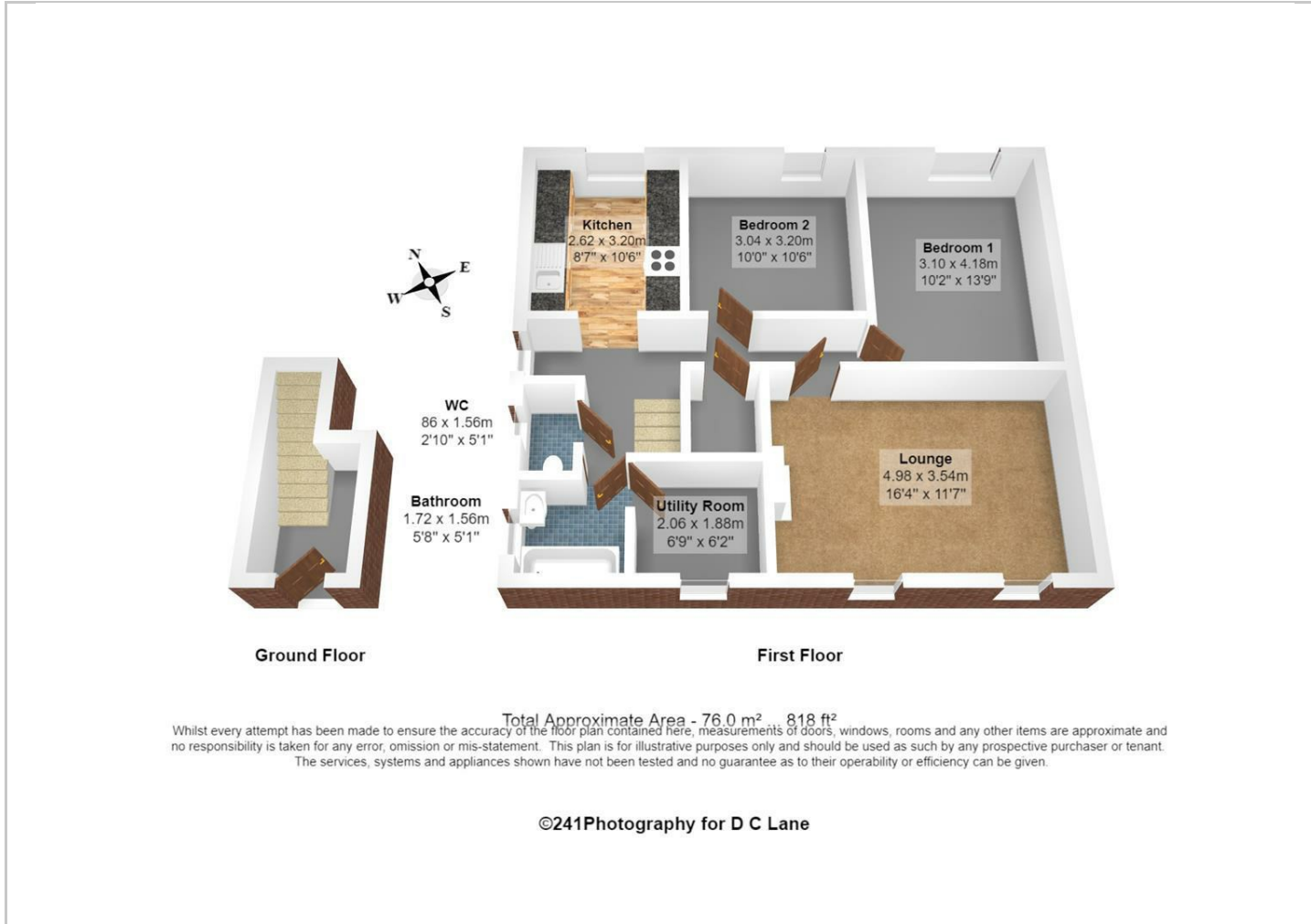
## Directions

From the DC Lane office turn right onto Mannamead Rd/B3250 for 1.2 mi. At Manadon Roundabout, take the 3rd exit onto St Peters Rd and Turn left to stay on St Peters Rd for 0.2 mi. Turn right onto Hardy Cres and the property can be found on the left.

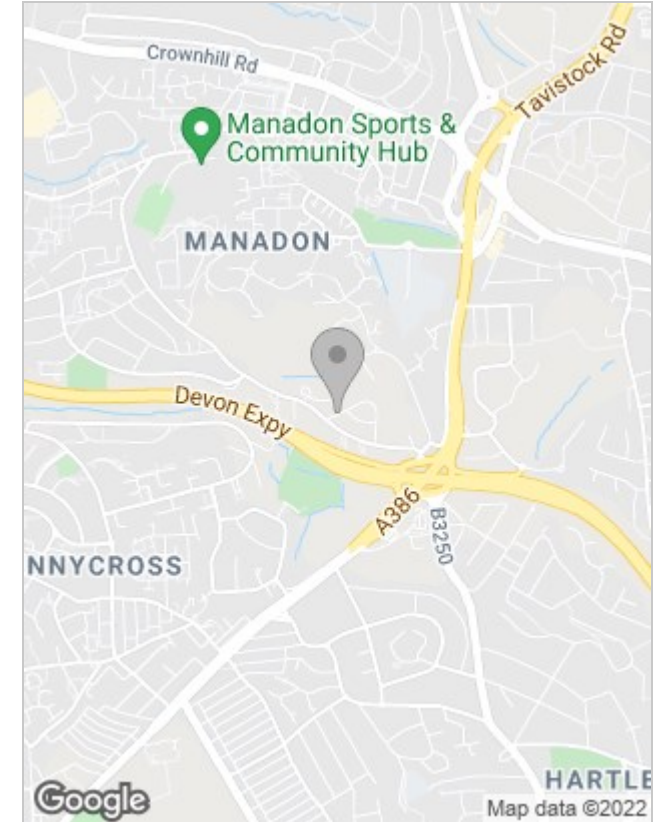




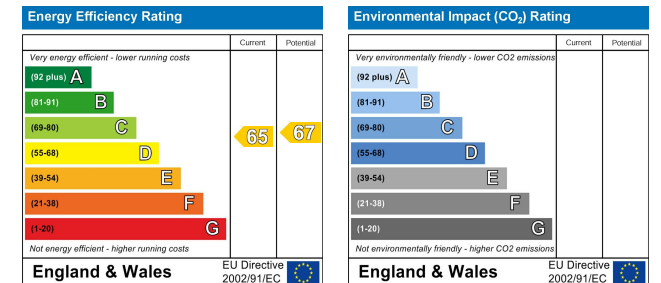
## Floor Plans



## 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.

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