



**DC**  
LANE

SELL • LET • MANAGE

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

 2  1  1  D



£125,000

# 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.

**Council Tax Band:**





