



DC  
LANE

SELL • LET • MANAGE

Hill Crest, Plymouth, PL3 4RW

£460,000 Freehold





# Hill Crest

Plymouth, PL3 4RW

- Substantial End Terrace Period Property
- Loosely Arranged into Two Apartments
- Five Bedrooms
- Generous Accommodation Throughout
- Pretty Rear Garden
- Sought After Mannamead Location
- Spectacular Views To Plymouth Sound
- Three Bathroom/Shower Rooms
- Arranged over Three Storeys
- Council Tax Band C

DC Lane are thrilled to present this superb end of terrace residence located in sought after Mannamead within strolling distance to Mutley Plain, easy access to the City Centre, A38 and all major routes. This remarkable house in Hill Crest presents a rare opportunity to acquire a well-appointed home with generous living spaces, modern amenities, and stunning views. Whether you are looking for a family home or invest in a property with great potential, this residence is sure to impress. This substantial period property offers a unique opportunity for those seeking a spacious family home or an investment in a desirable location. Offering flexible accommodation the property is loosely arranged into two maisonettes however can easily be reverted back into a family home providing flexibility for various living arrangements with extended family members or rental potential.

Entrance into the welcoming hallway on the ground floor leads into two inviting reception rooms and a large garden/utility room with french doors to the pretty walled garden and cloakroom/wc. Stairs rise to the first floor offering a double bedroom with views and generous bathroom with shower over the bath.

The upper floors are accessed via a side entrance and offers further versatile accommodation. One of the standout features of this home is the contemporary kitchen, complete with a stylish island that serves as a focal point for culinary creativity and social gatherings. The kitchen's design harmoniously blends modern aesthetics with the property's period charm, making it a delightful space for both cooking and dining and enjoying elevated views. There is a generous double bedroom, office and shower room and to the second floor there are two further bedrooms/lounge offering a spectacular vista across to Plymouth Sound with breathtaking views and both serviced by a shower room.

. The generous layout and characterful elements make it a standout choice and a viewing is highly recommended.

£460,000



## Ground Floor

- Lounge 16'0" x 15'5" (4.88 x 4.70)
- Dining Room 19'7" x 14'0" (5.97 x 4.27)
- Utility/Garden Room 12'1" x 24'2" (3.70 x 7.37)

## First Floor

- Kitchen/Breakfast Room 19'3" x 14'0" (5.88 x 4.27)
- Bedroom 14'11" x 12'11" (4.57 x 3.95)
- Office 5'4" x 10'4" (1.65 x 3.15)
- Shower Room 8'11" x 4'8" (2.72 x 1.44)
- Bathroom 8'11" x 9'6" (2.72 x 2.91)
- Bedroom 12'1" x 9'6" (3.70 x 2.91)

## Second Floor





Bedroom/Lounge	19'11" x 8'9" (6.09 x 2.69)
Bedroom/Lounge	10'7" x 9'5" (3.23 x 2.89)
Shower Room	3'10" x 6'5" (1.18 x 1.97)

## 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 right.

## Scan for Material Information



**Council Tax Band: C**





Floor Plans

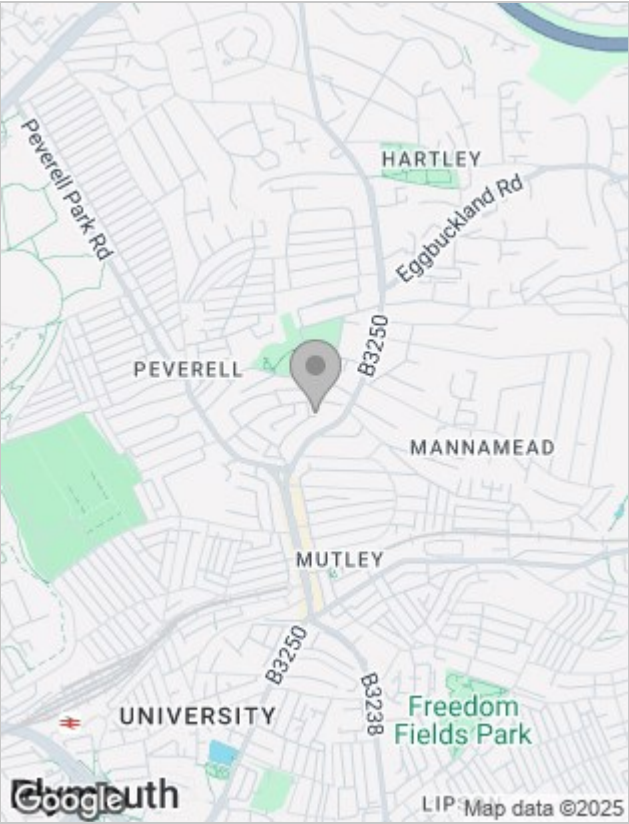


Viewing

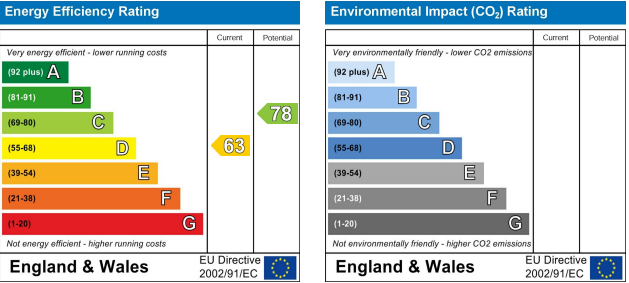
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



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