



LANG TOWN
& COUNTRY

12 Crescent Avenue, The Hoe, Plymouth, Devon, PL1 3AN

Offers Over £350,000

Set moments from the iconic Hoe Promenade in Plymouth, this generously proportioned four-storey townhouse offers an exceptional opportunity to create a spacious and characterful home just a short walk from Smeaton's Tower, the bustling City Centre, and the historic Barbican.

Arranged across four floors, the accommodation extends to approximately 1,919 sq.ft. and features five well-sized bedrooms, making it ideally suited for families, multi-generational living, or investment potential. The ground floor hosts a spacious bedroom (Bedroom 5), currently presented with dual cupboards and adjoining a large utility room and WC—perfect for conversion into a self-contained living area if desired.

On the ground floor entrance level, you'll find the main reception rooms including a well-proportioned lounge and a bright kitchen, both benefiting from good natural light and offering ample scope for modernisation. A second WC is conveniently located on this level.

The first floor comprises two large double bedrooms, both with built-in cupboard space, and a central family bathroom. On the top floor, two further bedrooms enjoy charming, pitched ceilings and access to eaves storage, adding character and practicality.

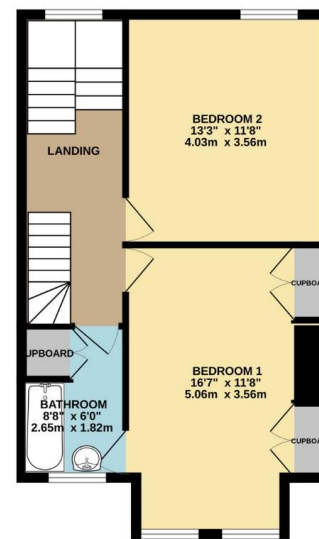
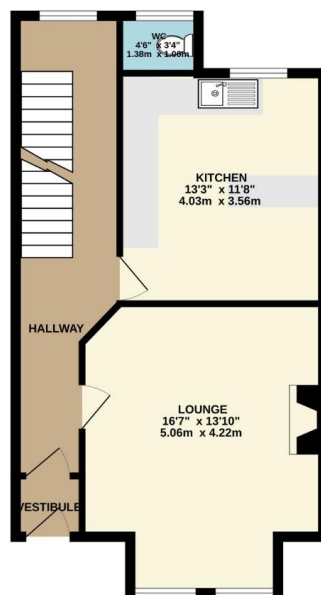
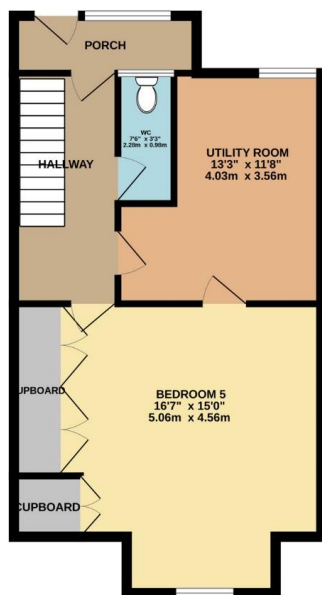
Externally, the property benefits from an enclosed rear courtyard garden—an ideal space for low-maintenance outdoor enjoyment or entertaining.

While the property would benefit from some refurbishment, it presents an exciting blank canvas in one of Plymouth's most desirable and convenient coastal locations. With its expansive layout and enviable setting, this is a rare opportunity to secure a versatile home with exceptional potential, being offered to the market with no onward chain.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).





TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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