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ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



64 Causeway View

Hooe, Plymouth, PL9 9FP

£325,000

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A rare opportunity to acquire this beautifully-presented purpose-built first floor apartment in an amazing position enjoying a full-width balcony with views over Hooe Lake sweeping around to the Cattewater towards Plymouth. There are also views towards Burrow Hill. The accommodation briefly comprises an open-plan living room & kitchen, 2 double bedrooms, family bathroom and master ensuite shower room. The apartment has double-glazing, central heating and an allocated parking space.





CAUSEWAY VIEW, HOOE, PL9 9FP

ACCOMMODATION
Front door opening into the hallway.

HALLWAY 17'6 x 3'11 (5.33m x 1.19m)
Providing access to the accommodation. Recessed cupboard with shelving, power and currently housing a freezer and tumble-dryer. Built-in cloak cupboard with hanging rails and shelving. Inset ceiling spotlights.

OPEN--PLAN LIVING ROOM & KITCHEN 25'10 x 12'7 (7.87m x 3.84m)
A superb dual aspect room with a window to the rear elevation and sliding double-glazed patio doors to the front, opening onto the balcony. Ample space for seating and dining. Modern kitchen cabinets with matching fascias, work surfaces and splash-backs. Breakfast bar. Inset one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate AEG induction hob with a splash-back and a cooker hood above. Integral dishwasher. Integral washing machine. Integral fridge-freezer. Wall-mounted Ideal gas boiler, concealed by a matching cabinet. Inset ceiling spotlights.

BALCONY 31' x 6' approximately (9.45m x 1.83m approximately)
Composite decking running the full-width of the property. Stainless-steel and glass balustrade. Incredible panoramic marine views.

BEDROOM ONE 13'4 to wardrobe rear x 11'11 (4.06m to wardrobe rear x 3.63m)
A spacious double bedroom with sliding double-glazed doors opening onto the balcony. Fabulous panoramic views. Built-in wardrobes. Inset ceiling spotlights. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 7'3 x 6' (2.21m x 1.83m)
Comprising an enclosed tiled double-sized shower with a shower system and sliding glass door, basin with a cupboard beneath and a wc. Chrome towel rail/radiator. Mirrored cabinet. Partly-tiled walls. Inset ceiling spotlights. Obscured window.

BEDROOM TWO 11'1 x 9'4 (3.38m x 2.84m)
Window with fitted blind. Inset ceiling spotlights.

FAMILY BATHROOM 6'1 x 5'6 (1.85m x 1.68m)
Comprising a bath with a shower over and a shower screen, basin with cabinet beneath and wc. Chrome towel rail/radiator. Partly-tiled walls, fully-tiled around the bath and shower. Inset ceiling spotlights. Obscured window with a fitted blind.

OUTSIDE
Allocated parking space. Balcony.

COUNCIL TAX
Plymouth City Council
Council tax band D

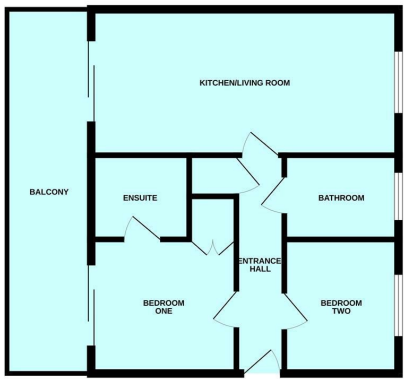
AGENT'S NOTE
The property is leasehold with 115 years remaining on a 125 year lease, starting from 1st April 2016. The estimated annual service charge and ground rent is £2000. Exact details to be confirmed.

Area Map

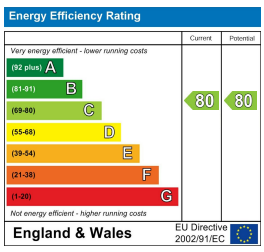


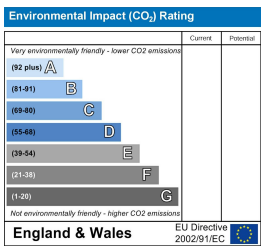
Floor Plans

GROUND FLOOR



Energy Efficiency Graph





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