



## 15 Causeway View

Hooe, Plymouth, PL9 9FQ

£415,000



Detached house situated in this highly popular position close to Hooe Lake with a driveway & garage. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, open-plan full-width kitchen/dining room leading onto the enclosed westerly-facing garden. The upper floors of the property host 4 bedrooms, 2 ensuites & a family bathroom. Views towards Hooe Lake. Double-glazing & central heating. Being sold with no onward chain.



## CAUSEWAY VIEW, HOOE, PL9 9FQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 14'8 x 4'4 (4.47m x 1.32m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

### LOUNGE 14'9 x 10'9 (4.50m x 3.28m)

Window with a fitted blind to the front elevation.

### KITCHEN/DINING ROOM 18'5 x 12' (5.61m x 3.66m)

An open-plan room with a window to the rear elevation overlooking the garden and French doors leading to outside. Polished floor tiles throughout. Ample space for seating and dining. Range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Built-in double oven and grill. Inset 6-burner gas hob with a stainless-steel splash-back and cooker hood. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for free-standing American-style fridge-freezer. Built-in washing machine and dishwasher.

### DOWNSTAIRS CLOAKROOM/WC 5'6 x 3'3 (1.68m x 0.99m)

Comprising a wc and a pedestal basin with a tiled splash-back.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor.

### BEDROOM TWO 12'10 x 10'11 (3.91m x 3.33m)

French windows to the front elevation opening onto a stainless-steel and glass Juliette-style balcony. Built-in wardrobes. Doorway opening to the ensuite shower room.

### ENSUITE SHOWER ROOM 7' x 4'5 (2.13m x 1.35m)

Comprising an enclosed double-sized shower with sliding glass screen and a built-in shower system, pedestal basin and wc. Towel rail/radiator. Mirrored bathroom cabinet. Partly-tiled walls.

### BEDROOM THREE 12'1 x 10'11 (3.68m x 3.33m)

French windows to the rear elevation opening onto a stainless-steel and glass Juliette-style balcony providing views over the garden.

### BEDROOM FOUR 12'1 x 7'2 (3.68m x 2.18m)

Window with fitted blind to the rear elevation.

### BATHROOM 7'2 x 5'7 (2.18m x 1.70m)

Comprising a bath, pedestal basin and wc. Towel rail/radiator. Mirrored cabinet. Polished front tiles. Obscured window to the front elevation.

### TOP FLOOR LANDING

Cupboard housing the hot water cylinder. Obscured window to the side elevation.

### BEDROOM ONE 18'6 x 11'2 (5.64m x 3.40m)

A dual aspect room with windows to the front and rear elevations. Views towards Hooe Lake from the front window. Built-in wardrobes. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 6'11 x 6'8 (2.11m x 2.03m)

Comprising a double-sized enclosed shower, pedestal basin and wc. Towel rail/radiator. Partly-tiled walls. Velux-style skylight to the rear.

### GARAGE 19'5 x 10'5 (5.92m x 3.18m)

Up-&-over door to the front elevation. Pitched roof providing some over-head storage. Power and lighting.

### OUTSIDE

To the front there is a small garden laid to lawn and some chippings. A pathway leads around the side of the property through a timber gate accessing the rear garden. The rear garden enjoys a westerly aspect and features timber gates which open onto an enclosed driveway providing parking and access to the garage. The garden itself is laid to lawn and patio together with shrub and flower beds.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### AGENT'S NOTE

There is an annual service charge of approximately £330 to cover the maintenance of the communal areas.

## Area Map

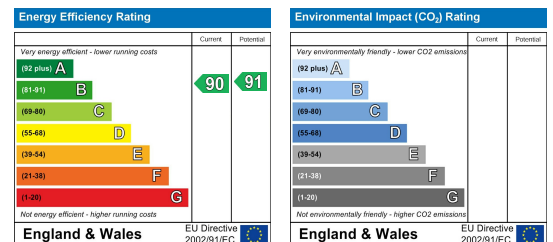


## Floor Plans



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## Energy Efficiency Graph



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