



## 38 Causeway View

Hooe, Plymouth, PL9 9FP

£295,000



Superbly-presented modern mid-terraced house situated in this highly desirable waterside location. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, fitted kitchen/breakfast room & open-plan living room to the rear leading to the southerly facing garden. On the first floor there are 3 bedrooms, family bathroom & master ensuite shower room. Front & rear gardens. Adjacent parking space. Double-glazing, central heating & owned solar panels.



## CAUSEWAY VIEW, HOOE, PL9 9FP

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Storage cupboard also housing the consumer unit.

### LIVING ROOM 14'11 x 14'6 (4.55m x 4.42m)

An open-plan living room providing ample space for seating and dining. French doors with fitted blinds to the rear overlook and open onto the southerly-facing garden. Storage cupboard.

### KITCHEN/BREAKFAST ROOM 12'1 x 7'6 (3.68m x 2.29m)

Fitted with a range of matching wall-mounted and base units with work surfaces and matching splash-backs. Stainless-steel single drainer sink unit. Built-in oven and hob with a stainless-steel splash-back and cooker hood above. Space for free-standing fridge-freezer. Space for washing machine. Space for a breakfast table and chairs. Window to the front elevation.

### DOWNSTAIRS CLOAKROOM/WC 5' x 3'2 (1.52m x 0.97m)

Fitted with a wc and a corner-style pedestal basin with a tiled splash-back. Obscured window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Over-stairs storage cupboard. Loft hatch.

### BEDROOM ONE 13'10 x 8'5 (4.22m x 2.57m)

Window with a fitted blind to the rear elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 8'4 x 4'4 (2.54m x 1.32m)

Comprising an enclosed tiled shower, pedestal basin with a tiled splash-back and wc. Extractor.

### BEDROOM TWO 10'2 x 8'5 (3.10m x 2.57m)

Window with a fitted blind to the front elevation.

### BEDROOM THREE 8'10 x 6'3 (2.69m x 1.91m)

Window with a fitted blind to the rear elevation.

### BATHROOM 7'10 x 6'3 (2.39m x 1.91m)

Comprising a bath with a tiled area surround, pedestal basin with a tiled splash-back and wc. Mirrored bathroom cabinet. Extractor. Obscured window to the front elevation.

### OUTSIDE

The front garden is hard landscaped for ease of maintenance and is laid out with chippings. A paved pathway leads to the main front entrance and there is a covered canopy above the front door. The rear garden, which enjoys a southerly aspect, is laid out with paving, chippings and decking. A gateway to the side opens onto the parking space.

### SERVICES

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

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### MANAGEMENT CHARGE

There is an annual charge of approximately £200 to cover the upkeep of the communal areas and the limeburner kiln.

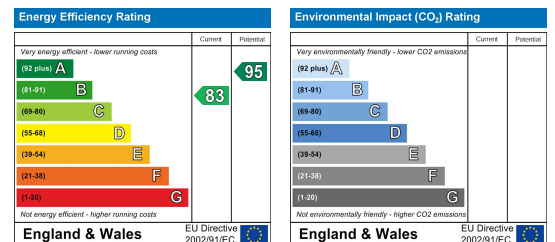
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.