



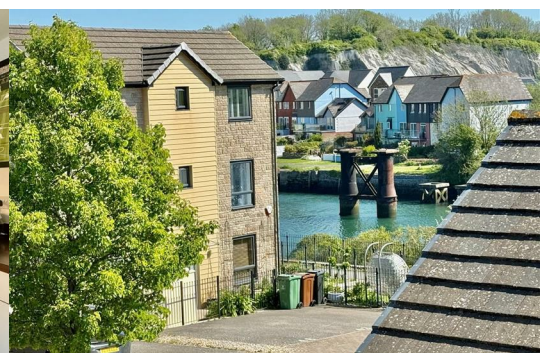
14 Causeway View

Hooe, Plymouth, PL9 9FP

£250,000



Superbly-located mid-terraced house close to the shores of Hooe Lake. Briefly, the accommodation comprises an entrance hall with downstairs cloakroom/wc, living room, kitchen, 2 double bedrooms, master ensuite shower room & bathroom. 2 parking spaces & easy to maintain landscaped rear garden. Views towards part of the lake. Beautifully-presented throughout. Double-glazing & central heating.



CAUSEWAY VIEW, HOOE, PL9 9FP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 8'2 x 3'9 at widest point (2.49m x 1.14m at widest point)

Providing access to the accommodation. Recessed boiler cupboard housing the gas boiler and consumer unit.

LIVING ROOM 19' maximum depth x 12'11 (5.79m maximum depth x 3.94m)

An open-plan room providing ample space for seating and dining. Staircase ascending to the top floor. Open-plan area beneath. French doors to the rear opening onto the garden.

KITCHEN 10' x 6'2 (3.05m x 1.88m)

Range of matching base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Inset stainless-steel single drainer single bowl sink unit with mixer tap. Built-in oven and hob with a cooker hood above. Space for washing machine. Space for free-standing fridge. Window with Venetian blind to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 5' x 2'11 (1.52m x 0.89m)

Fitted with a wc and corner-style pedestal basin with a tiled splash-back.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13' x 12'1 max depth (3.96m x 3.68m max depth)

Situated to the rear with a window providing water views. Large wardrobe with sliding doors. Over-stairs storage cupboard. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'2 x 5'4 (1.88m x 1.63m)

Comprising an enclosed tiled shower with a bi-folding glass screen and an electric shower system, pedestal basin with a tiled splash-back and wc.

BEDROOM TWO 12'11 x 8'3 (3.94m x 2.51m)

2 windows to the front elevation.

FAMILY BATHROOM 6'8 max width x 6'2 (2.03m max width x 1.88m)

Comprising a bath with a tiled area surround, wc and a pedestal basin with a tiled splash-back.

OUTSIDE

To the front there is a small enclosed garden laid to slate chippings and enclosed by railings. A glass covered canopy protects the main front entrance. The rear garden has been landscaped for ease of maintenance and is laid to paving with some chipping borders. There is a rear access gate and a metal storage shed. There are 2 numbered parking spaces, which have views of the lake.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

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

AGENT'S NOTE

There is a half yearly service charge of £136.16 for the maintenance of the communal areas.

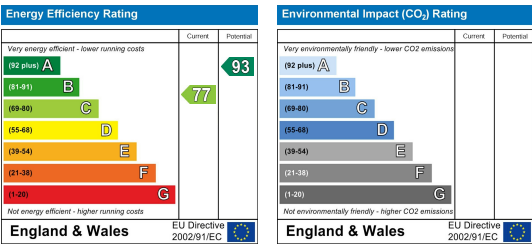
Area Map



Floor Plans



Energy Efficiency Graph



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