



PILKINGTON ESTATES

**Causeway View, Plymouth, Devon, PL9**

**Offers Over: £575,000**

*Freehold*

# Causeway View, Plymouth, Devon, PL9

This impressive five-bedroom detached home is located a stone's throw away from Hooe Lake, offering plentiful space and versatility this home will inevitably suit a large family. The ground floor of the home offers a spacious living room with patio doors leading to the rear garden. The ground floor offers a study, which could otherwise be used as a downstairs bedroom, a Wc, a useful utility room and a show home style kitchen/dining room.

The standard of finish continues on the first floor, with three double bedrooms, all of which have been presented to a tasteful standard. Two of the bedrooms on this level share the contemporary family bathroom, whilst the main bedroom with a Juliet balcony overlooking Hooe lake boasts its own en suite and dressing room.

The second floor offers two further double bedrooms, both of which boasting pleasant views to the front and both sharing the modern shower room.

This family home benefits from a larger than average garden which has been laid mostly to lawn whilst there is a small patio area ample for garden furniture. The double garage is located to the side of the property and offers additional storage with off street parking to the front. EPC: B.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Pilkington Estates - Plymouth

Third Floor  
Unit 7  
Sutton Harbour  
Plymouth  
Devon  
PL4 0DN

T: 01752 729777  
E: [jon@pilkingtonestates.co.uk](mailto:jon@pilkingtonestates.co.uk)  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

Jet Software Ltd. Registered in England and Wales - 09408958  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.