





SUMMARY

Outstanding opportunity to purchase an internal modernisation project in the form of a large late Edwardian mid-terraced home which extends to over 2000 sq ft. The property is laid out over three floors and comprises lounge, dining room, kitchen, utility room, 6 bedrooms, family bathroom, WC and an outbuilding.

The property is only requiring internal modernisation having recently undergone external refurbishment in 2019 which included a new roof, chimney stack rebuild, rooflight installation, fascia and guttering upgrading, partial double glazing installation and render reparation.

This opportunity will appeal to individual property developers seeking their next project.

DETAILS

Clovelly was completed in 1912 and has been in the ownership of the same family for 60 years during which time it has provided fantastic accommodation for a large, growing family. The property is centrally located and benefits from being within walking distance of Primary and Secondary schooling.

Externally the property is in good order having recently undergone a full maintenance and reparation programme in 2019. Internally the property requires modernisation including central heating installation, kitchen installation and re-wiring as well as some lead pipe removal and cosmetic works. The property has retained an array of charming features in many of the rooms including decorative ceilings, coving, picture rails, parquet flooring, a ceramic tiled fireplace and stripped wooden doors.

The garden grounds to the front are well maintained and mainly laid to lawn. A concrete yard and outbuilding border the rear lane providing the opportunity to create an off-road parking space, subject to planning consents.

This opportunity will appeal to individual property developers seeking their next project. Enquirers should note that Clovelly is not a listed property, however, it is located in a conservation area.

DIRECTIONS

From the TT Grandstand travel south on Glencrutchery Road for 250 metres. Turn left at the first traffic lights into Ballaquayle Road. Then turn first right into Somerset Road. Continue through the next set of traffic lights for 600 metres. Clovelly is on the left side before reaching Albany Road. It is marked by our 'Buy Me' board.

FURTHER INFORMATION

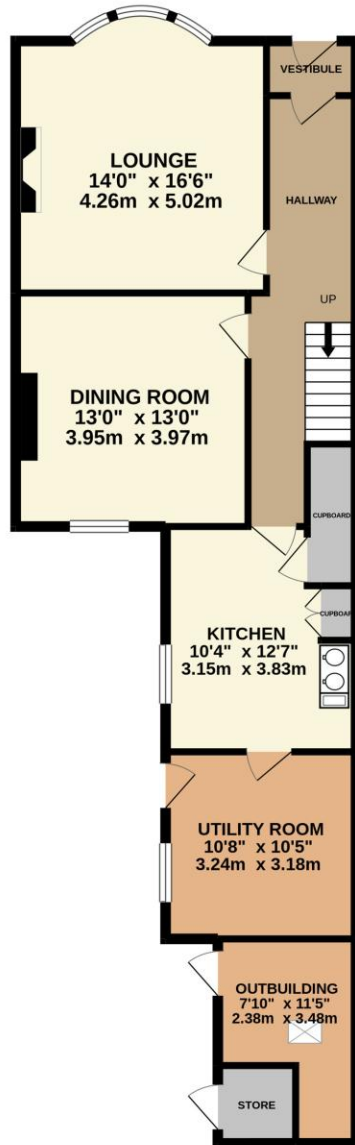
To obtain further information, to make a viewing appointment or to submit an offer to purchase, please contact Bruce Cobburn on bruce@plumproperties.im or call 07624 202823.



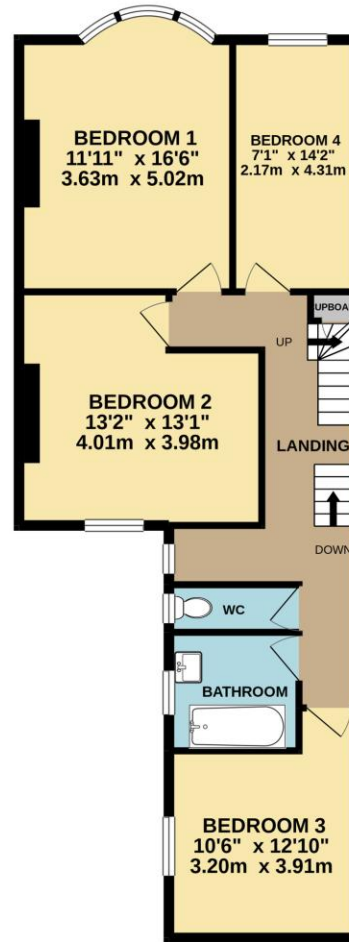




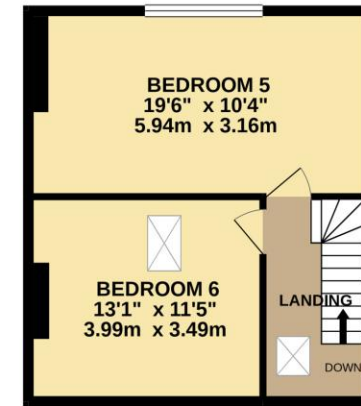
GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.5 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 2011 sq.ft. (186.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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