

# 4 High Street, Port St Mary

Ref No DCP01160



**PRICE £225,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

01624 825995

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

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[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

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- Cash Buyers Only
- Traditional Terraced House
- Enjoying Coastal & Harbour Views to the Rear
- Deceptively Spacious with Accommodation Over 3 Floors
- 1 Reception Room
- Kitchen & Utility Room
- 4 Spacious Bedrooms
- Bathroom and Separate WC
- Rear Yard
- Single Glazing
- In Need of Renovation Throughout

## 4 High Street, Port St Mary

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The front of the property abuts the street. To the rear is an enclosed yard with views to Port St Mary Harbour.



### **DIRECTIONS TO PROPERTY:**

Travelling south out of Castletown, follow the coast road along Gansey and continue onto Beach Road into Port St Mary. Turn left at the cross roads and follow the road past the shops and around the one way system onto Park Road. Take the first left onto Fistard Road (wide junction) and then left again onto the High Street where No. 4 will be found on the right hand side.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**PORCH** (3'3" x 3'4" approx.)

**HALL** (3'3" x 23'7" approx.) Stairs to first floor.

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**LOUNGE** (9'10" x 11'0" approx.) Open grate feature fireplace. Large single glazed window. Picture rail.



**KITCHEN** (9'10" x 11'10" approx.) Large sliding sash window providing rear aspect views to Port St Mary Harbour. Enclosed stairs leading to:-



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## **BASEMENT**

**UTILITY ROOM** (7'11" x 7'10" approx.) Door to rear yard.



## **FIRST FLOOR**

### **LANDING**

**BEDROOM 1** (13'2" x 12'7" approx.) Feature bay window and additional sliding sash window providing front aspect. Open grate fireplace.



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**BEDROOM 2** (9'10" x 9'2" approx.) Window providing sea views to harbour. Open grate fireplace.



**SEPARATE WC**

**BATHROOM** Panelled bath. Wall mounted wash hand basin.



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**SECOND FLOOR**

**LANDING** Velux window.

**BEDROOM 3** (13'2" x 11'10" approx.) Dormer window to front aspect.



**BEDROOM 4** (13'2" x 12'2" approx.) Dormer window providing lovely rear aspect over Port St Mary harbour to Gansey bay.



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### SERVICES

Electricity and water. No heating installed. Single glazing.

### ASSESSMENT

Rateable value £TBC

Approx Rates payable £TBC (incl. of water rates).

### TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

**For further details and arrangements to view, please contact the Agents.**



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Not to scale-for identification purposes only  
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