

7 & 7a High Street, Port St Mary

Ref No DCP01161



PRICE £299,950

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

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- Cash Buyers Only
- Attractive Building Consisting of a Forming Shop and Spacious Apartment Above
- In Need of Modernisation Throughout
- Deceptively Spacious Shop, Two Storage Rooms and Work Shop
- First Floor Apartment
- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom & Separate Cloakroom
- Second Floor – Large Attic & Office Space
- Rear Yard

7 & 7a High Street, Port St Mary

To the front of the property is an enclosed rear yard.

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 Nos. 7 & 7a will be found on the left hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

SHOP (26'3" x 21'4" approx.) Access from the main high street.



7 & 7a High Street, Port St Mary

STORAGE ROOM 1 (17'1" x 12'6" approx.)

STORAGE ROOM 2 (14'10" x 12'6" approx.)

WORKSHOP (9'3" x 11'10" approx.)



APARTMENT

PORCH

HALL Stairs to upper floors. Door providing direct access to shop and rear storage rooms.

FIRST FLOOR

LANDING Stairs to second floor.

CLOAKROOM WC, Wash hand basin

7 & 7a High Street, Port St Mary

LOUNGE (12'6" x 14'6" approx.)



KITCHEN (13'9" x 11'0" approx.)



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FIRST FLOOR

LANDING

BEDROOM 1 (12'6" x 11'10" approx.)



BEDROOM 2 (11'11" x 11'6" approx.)

BEDROOM 3 (7'6" x 11'6" approx.)



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BATHROOM Three piece suite comprising bath, WC and wash hand basin.



SECOND FLOOR

OFFICE (9'3" x 12'5" approx.)



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ATTIC (26'3" x 26'4" approx.)



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

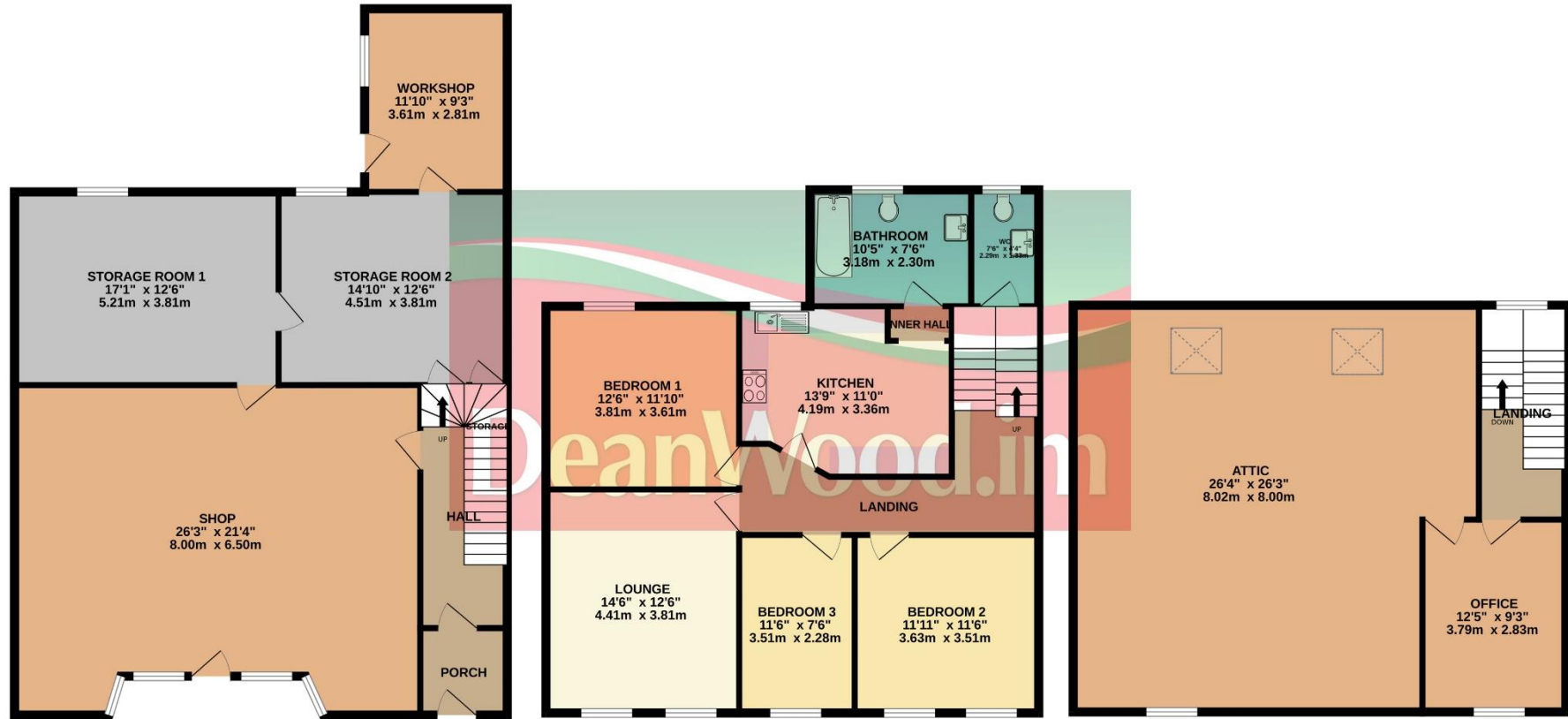
For further details and arrangements to view, please contact the Agents.

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GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.

1ST FLOOR
950 sq.ft. (88.2 sq.m.) approx.

2ND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 2943 sq.ft. (273.5 sq.m.) approx.

Not to scale-for identification purposes only
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