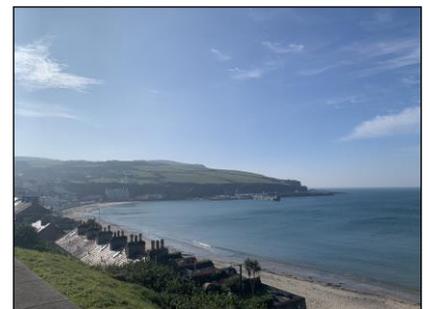




£235,000

Bay View House, Victoria Square, Port Erin, IM9 6LD

Victorian End Terrace, 10 Bedroom Town House Close to the Upper Promenade.
Enjoying Sea Views Across to Bradda Head from the Upper Floors.
Walking Distance to Port Erin's Fabulous Golden Sandy Beach & Golf Course.
Easy Access to a Range of Shops, Pubs, Restaurants & the Steam Railway.
Would Benefit from Further Repair, Internal Decoration & Modernisation.
Exceptionally Spacious Accommodation Set Over 3 Floors.
Extensive Basement Rooms Along with an Additional Attic Room.
Ground Floor: 3 Generous Reception Rooms, Kitchenette & Shower Room.
1st Floor: 5 Bedrooms, Bathroom & WC; 2nd Floor - 6 Bedrooms & WC.
Oil Fired Central Heating & uPVC Double Glazing. Re Roofed Approx 2010.
Re Rendered & Structural Work Carried Out Approx 2015.



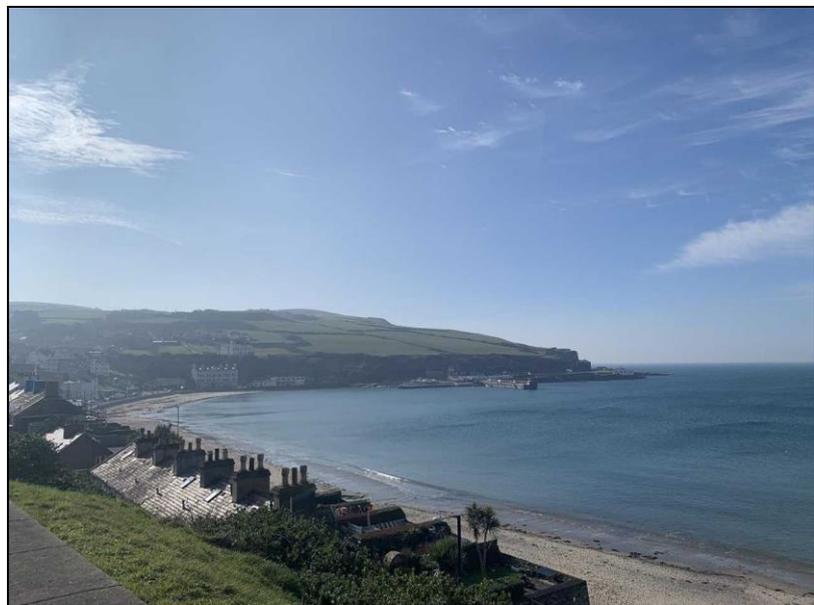
*** A SUPERB OPPORTUNITY WITH GREAT POTENTIAL - NOT TO BE MISSED ***

DIRECTIONS

From the Four Roads roundabout, travel into Port Erin along Castletown Road and onto Station Road. Follow the one way system around to the right passing the shops and the Falcons Nest Hotel. Continue along the Promenade taking the third turning on the right into Victoria Square where the property will be found at the end on the right hand side.



View from Upper Promenade



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GROUND FLOOR

An original glazed surround and part glazed panelled door leads into the vestibule with original cornice, dado rail and mosaic floor tiles. A part obscure glazed inner door and side lights leads into the reception hall with original cornice, corbels and staircase to the upper floors. Smoke detector and double power point.

Reception Room 1 5.16m (16'11") into bay x 4.47m (14'8") max

A superb, well proportioned room with a modern double glazed sash style bay window to the front. Coved ceiling door linking to reception room 2.

Reception Room 2 3.76m (12'4") x 3.45m (11'4")

Original panelled doors to the reception hall and reception room 3. Original built in alcove cupboards. Rear facing uPVC window.

Reception Room 3 5.31m (17'5") max x 3.81m (12'6")

A spacious room with a uPVC window and door to the side of the property. Doors to the kitchen and shower room. Access to a large understairs cupboard with a light and shelving.

Kitchen max 2.95m (9'8") x 2.36m (7'9")

Basic wall units. One uPVC double glazed panel and one window. Plumbed for a washing machine. Consumer unit.

Shower Room max 2.18m (7'2") x 1.70m (5'7")

An L shaped room fitted with a basic suite of WC, hand basin and a tiled, step in cubicle with a 'Mira Jump' electric shower. Obscure glazed uPVC window.

FIRST FLOOR

Rear Landing

Steps up to the main landing. Double power point.

Bedroom 2 2.97m (9'9") x 2.46m (8'1")

A large single room with a basin to one wall. Double glazed uPVC window.

Bedroom 1 2.97m (9'9") x 2.49m (8'2")

A further large single/ small double room with a uPVC window to the side elevation.

Bathroom max 2.97m (9'9") x 1.68m (5'6")

Fitted with a white basin and cast iron bath with a 'Mira Zest' electric shower and screen. Obscure glazed uPVC window.

Adjacent WC

Having a uPVC window and white WC.

Main Landing

Stairs continue to the second floor. Double power point.

Bedroom 3 4.14m (13'7") max x 3.51m (11'6")

A superb double room with a uPVC window to the rear. Pedestal basin with splashback and wall mounted mirror.

Bedroom 4 5.16m (16'11") into bay x 4.14m (13'7") max

Located at the front with a uPVC sliding sash bay window with original panelling. Original cornice and picture rail. Featuring a Victorian style open grate fireplace with a cast iron insert along with tiled slips and hearth. Telephone point.

Bedroom 5 3.10m (10'2") x 2.36m (7'9")

A large single/ small double room with a sash style uPVC window to the front. Original cornice. White basin on decorative brackets.



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SECOND FLOOR

Rear Landing

Double power point. Stairs continue to the main landing. 'Velux' roof light. Smoke detector.

Bedroom 7 3.51m (11'6") x 2.95m (9'8")

A double room with a uPVC sash style window to the side elevation. White basin on chrome legs.

Bedroom 6 3.23m (10'7") x 2.74m (9'0")

A double room with a uPVC window.

WC 2.06m (6'9") x 1.09m (3'7")

Fitted with a white WC (currently out of service). Obscure glazed uPVC window to the rear.

Main Landing

An enclosed staircase leads to the attic room. Understairs cupboard.

Bedroom 8 3.99m (13'1") max x 3.51m (11'6")

A double room with a uPVC window to the rear elevation. White basin.

Bedroom 9 5.11m (16'9") into bay x 3.99m (13'1") max

A superb double room with a uPVC sash style window to the front looking out towards Bradda Head and the sea. White wall mounted basin.

Bedroom 10 3.17m (10'5") x 2.39m (7'10")

A large single/ small double room with a uPVC window to the front enjoying the sea view across to Bradda Head. White basin.

Attic Room 5.89m (19'4") x 2.87m (9'5") min

Having angled ceilings with two 'Velux' windows.

NB Measurement excludes the eaves areas to the sides.

OUTSIDE

Side Yard

A narrow area with concrete steps leading down to the basement rooms.

Basement Rooms

Primary Room 7.85m (25'9") x 6.07m (19'11")

A useable space with an original copper boiler. Light and power. 'Worcester Greenstar Camray 18/25' oil fired boiler and large 'Elsin Zircon 21021' unvented hot water cylinder.

Workshop Area 4.39m (14'5") x 3.81m (12'10")

Storage Room 3.91m (12'10") x 2.46m (8'1")



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Services Mains water, electricity and drainage. Oil fired central heating.

Tenure Freehold

Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with Quayles Online Estate Agency.

NOTES:

FLOOR PLANS



TOTAL FLOOR AREA: 3282 sq.ft. (304.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an approximation and should not be relied upon for any construction 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.

Issue with reference: 03/2021

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