



£349,500

63 Devonshire Road, Douglas, IM2 3RA

A Traditional Semi Detached House in a Highly Regarded, Central Location. Enjoying Views Across the Rear Garden to Douglas Golf Course and Beyond. On the Main Bus Route to Douglas Town Centre & Financial Sector. Walking Distance to Schools, NSC & Petrol Station. Terrace Shops a Short Drive Away. Ideal for TT Enthusiasts - a Short Walk from the Course with Access at all Times. A Bright & Spacious Home Comprising Porch & Entrance Hall with Cloakroom WC. Generous Lounge plus a Large Open Plan Family/ Dining Room with Kitchen Off. 3 Double Bedrooms (2 with Fitted Wardrobes) & Large Family Bathroom. Oil Fired Central Heating & uPVC Double Glazing. Attached Single Garage & Driveway for 1 Vehicle. Pleasant Front & Side Gardens. Heavily Planted, South West Facing Mature Rear Garden with Good Size Lawn & Patio.



*** AN ATTRACTIVE PROPERTY WHICH WOULD BENEFIT FROM FURTHER MODERNISATION ***

DIRECTIONS

Travel out of Douglas along Peel Road. When reaching the Quarterbridge roundabout, take the third exit up onto Quarterbridge Road. Take the first right turn into Devonshire Road where number 63 will be found a short distance up on the right hand side, being clearly identified by our For Sale board.



Register on our Mailing List for ...

GROUND FLOOR

Original, painted entrance door with obscure glazed toplights.

Recessed Porch

Terrazzo flooring. An obscure glazed, uPVC multi pane inner door leads into the entrance hall.

Entrance Hall

A spacious area with stairs leading up to the first floor with a built in cupboard beneath. A small obscure glazed uPVC window to the front provides natural light and ventilation. Cupboard housing the electric meter and consumer unit. Coat hooks. Cornice, picture rail and dado. Two double and two single power points. Telephone point. Doors to the lounge, family/ dining room and cloakroom WC.



Lounge 4.52m (14'10") into bay x 4.01m (13'2") max

A well proportioned room with a deep square bay to the front with uPVC windows overlooking the garden. Original tiled fireplace (unused). Cornice and picture rail. TV point.



Register on our Mailing List for ...

Family / Dining Room 6.86m (22'6") into bay x 4.29m (14'1") max

This light and spacious L shaped area is essentially two rooms in one. Providing a naturally bright and airy informal seating area along with a dining area adjacent to the kitchen.



Family Room

Enjoying views across the garden to Douglas Golf Course in the distance via a large uPVC double glazed window. Original tiled fireplace (currently unused). Coving and picture rail. Centre light. Telephone, TV and satellite points. Open plan to the dining area.



View from Family Room



Register on our Mailing List for ...

Family/ Dining Room pic 2



Dining Area

Space for a dining table and chairs. Deep square bay with a uPVC double glazed window looking out to the side garden. Picture rail. A glazed multi pane door leads to the kitchen.



Kitchen 3.20m (10'6") x 2.24m (7'4")

Fitted with a good range of wall, drawer line base units and open ended shelving together with marble effect work surfaces incorporating a stainless steel sink with a mixer tap. Space for an under counter fridge and free standing electric cooker. A uPVC window frames views across the rear garden to Douglas and the Golf Course beyond. A second, smaller window provides additional light and ventilation. Half obscure glazed uPVC door to the side garden. Fitted shelving. Fluorescent light and background tiling. Central heating timer. 'Flotex' style floor covering.



Register on our Mailing List for ...

Kitchen pic 2



View from Kitchen



Cloakroom WC

Located beneath the stairs and being fitted with a white suite of WC and a small wash hand basin with a tiled surround. 'Silavent' extractor.

FIRST FLOOR

Landing

An obscure glazed uPVC window provides an excellent degree of natural light and ventilation. Double power point. A pull-down aluminium ladder gives access to the expansive, part insulated/ boarded loft with superb conversion potential - subject to the usual permissions. The cold water tank is located here and a light has been installed.



Register on our Mailing List for ...

Bathroom 2.84m (9'4") x 2.51m (8'3")

A generously proportioned room fitted with a traditional white WC, basin with vanity unit beneath and a panelled bath with a 'Mira Jump' electric shower above. Shower curtain and rail. Tiled surround, the lower level being original. Two obscure glazed uPVC windows. Mirror fronted vanity unit. Airing cupboard housing the hot water cylinder with fitted immersion heater.



Bedroom 2 4.17m (13'8") x 3.53m (11'7") max

A good size double room with a rear facing uPVC window enjoying views across the garden and neighbouring properties to Douglas, the Golf Course and beyond. Fitted triple wardrobe to one alcove. Coved ceiling with picture rail.



View from Bedroom 2



Register on our Mailing List for ...

Bedroom 1 4.62m (15'2") into bay x 3.56m (11'8") max

An excellent double room with space for a 'Superking' size bed if required. Fitted wardrobes to both alcoves along with open ended shelving and two matching drawer units. A deep square bay with a uPVC window floods the room with light. Cornice and picture rail.



Bedroom 3 2.84m (9'4") x 2.82m (9'3")

A small double room with a uPVC window to the front. Picture rail.

OUTSIDE

Driveway

The property is accessed via a gently sloping one vehicle tarmacadam drive with pillars at the entrance. The drive leads directly to the garage and the main entrance. Wall to the boundary. A concrete pathway continues to the side garden.



Register on our Mailing List for ...

Front Garden

Having a small paved area adjacent to the house along with a lawn and heavily planted borders. Wall to the front and side. External light.



Side Garden

Having a small, private lawned area with walled boundary. Planted with shrubs. Pedestrian access to the garage. Step up to the kitchen and several steps down to the main garden. Door to the boiler store.



Register on our Mailing List for ...

Attached Garage 4.65m (15'3") x 2.57m (8'5")

A single garage with an up and over door to the front. Timber framed side window. Wooden door to the side garden. Fitted shelving. Light and power points. Plumbed for a washing machine.

Boiler/ Store

Housing a 'Boulter' oil fired boiler. Light.

Rear Garden

A concrete pathway runs through the centre and around the rear and side of the garden which has a good size lawn and has been planted with an array of shrubs, many of which flower to provide colour and interest. To one side is a paved patio which enjoys the last of the evening sunshine. A productive apple tree is located to the rear.



Rear Garden cont'd



Register on our Mailing List for ...

Services Mains water, drainage & electricity. Gas to property - currently disconnected.
Oil fired central heating & uPVC double glazing to living accommodation.

Inclusions Fitted carpets, curtains, light fittings and window dressings.

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

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.7 sq.m.) approx.

Whilst every effort 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.
Made with Metropix ©2023



Register on our Mailing List for ...

Whilst all details are believed to be correct neither Quayles Limited T/A Quayles Online Estate Agency, their employees or clients can guarantee their accuracy, nor are they intended to form part of any contract. Our photographs are often taken using a camera with a wide angled lens, whilst this is useful for capturing a larger area it can also result in distortion or partial stretching of an image. All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.



Quayles Online Estate Agency
Glenlough Farm
Ballahutchin Hill
Union Mills
Isle of Man
IM4 4AT

