



ASKING PRICE

£285,000



THE DETAILS



40 St Germans Place
Peel
£285,000

call in today or visit www.blackgracecowley.com for more details

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

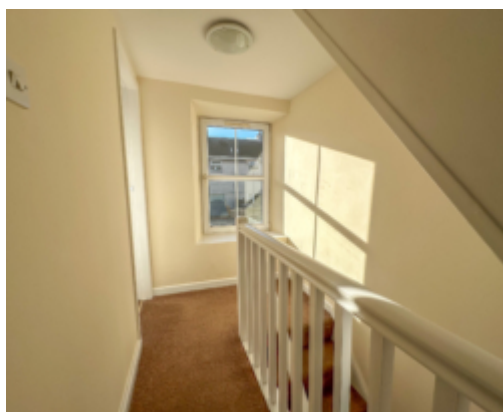
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THE DESCRIPTION

- Quirky former Farm Cottage
- Sitting on a generous plot with large garden
- Lounge/diner, Kitchen
- Three Bedrooms, Bathroom
- South facing Garden side and rear
- Off-Road parking space
- Oil fired central heating

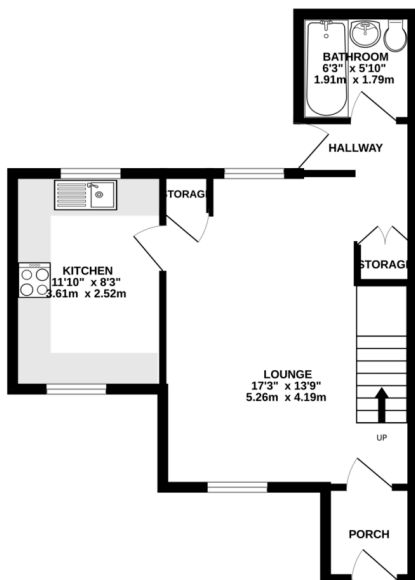
THE PROPERTY

Black Grace Cowley are pleased to present 40 St Germans Place to the market. This quirky former farm workers cottage has been modernised and extended and sits on a generous plot at the end of a cul-de-sac. Within walking distance to Old Peel, the marina, bars, restaurants and local amenities. Centrally located on the Island with an easy commute to Ramsey, Peel, Douglas and the airport in the South. At the front is a porch with part-glazed door leading into the lounge/diner and stairs to the 1st floor. Off the lounge to the left is a modern kitchen and to the right is the bathroom with bath, shower over, sink and WC. There is also a door leading to the rear garden. On the first floor are two bedrooms, one double at the front and a single at the back. A door on the landing leads to an attic bedroom with wash-hand basin, under eaves storage and velux window. At the front is off-road parking for one vehicle and a sunny, south facing garden to the front, side and back of this generous plot. There are fruit trees, mature shrubs the original 'Thie Veg' provides some storage and there is a large shed, ideal for gardening equipment, bike storage that can be accessed from the rear lane.

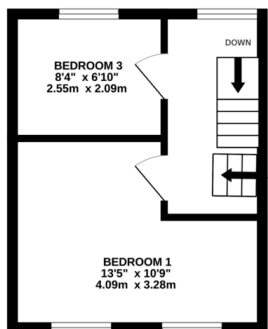
uPVC Double Glazing. Oil Central Heating. Ideal for 1st-time buyers. Viewings highly recommended.

FLOORPLAN

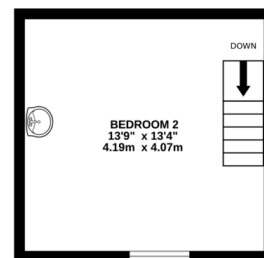
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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PROPERTY DETAILS FOR 40 St Germans Place

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