

BRADDA HOUSE 5 ROSEMOUNT

DOUGLAS, IM1 3HQ

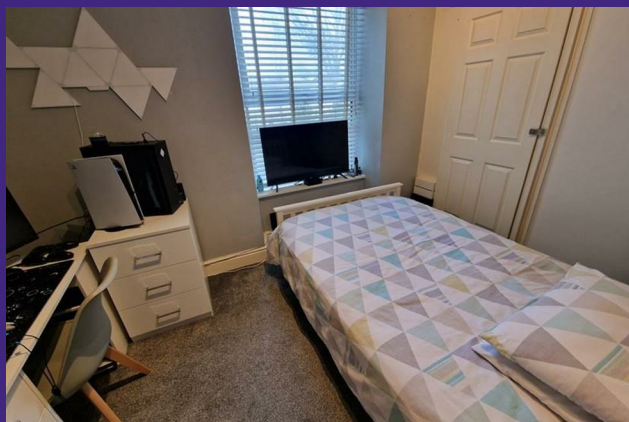
£460,000
FREEHOLD

Fabulous business opportunity or a Home with an Income. Currently operating as a HMO. Fully licensed and regulated (currently housing 6 residents but with potential for up to 16). Situated in a fabulous residential location.



T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

• Large Lounge with Bay Window • Dining Room,
Modern Fitted Dining Kitchen • Utility Room (With
Potential Shower Room Off) • Potential of up to 10
lettable Bedrooms (mixture of 2 person and single Person
Occupancy • Additional Lounge and Kitchen on 2nd
Floor • Lovely Modern Bathroom • 2 Shower Rooms
and additional WC and 1 Piece Bathroom • Good Sized
Rear Yard • Gas Fired Central Heating* (2 Boiler
System)' • uPVC Double Glazed Throughout



Overview

Nestled in the charming area of Douglas, 5 Rosemount presents an exceptional opportunity for those seeking a spacious and versatile residence. This impressive property boasts an expansive layout, featuring three well-appointed reception rooms that provide ample space for both relaxation and entertaining.

With a remarkable ten bedrooms, this home is ideal for large families or those wishing to accommodate guests comfortably. The four bathrooms ensure that there is no need to queue during busy mornings, adding to the convenience of daily living.

Additional Information

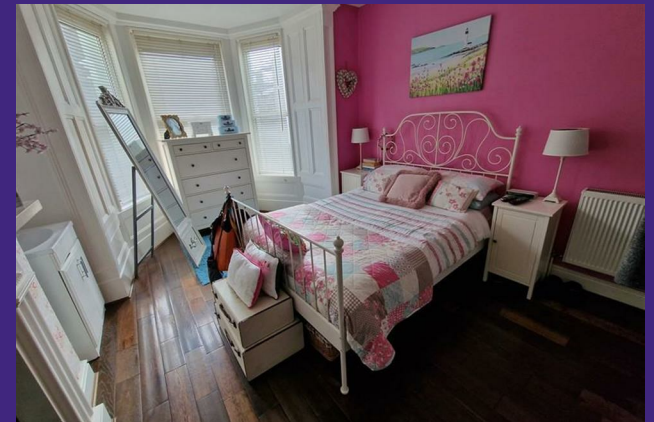
Rateable Value: For latest rateable value please contact the Rates Office on 685661

Inclusions : TBC

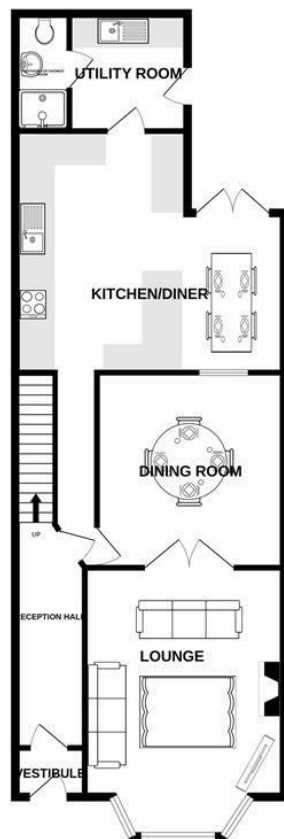
School District: Bunscoill Rumsaa and Ramsey Grammar School

Directions

Travelling out of Douglas Along Westmoreland Road, Proceed along through Brighton Terrace and on to Rosemount where the Property can be Easily Found on the Left Hand Side Just before the Rosemount Traffic Light Junction.



GROUND FLOOR
893 sq.ft. (82.9 sq.m.) approx.



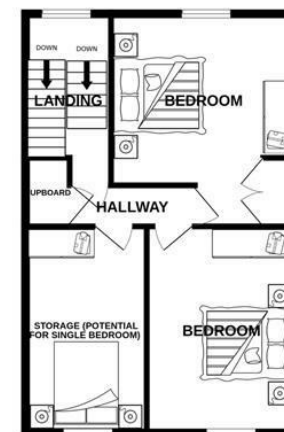
1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



2ND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



3RD FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 3056 sq.ft. (283.9 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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Head Office Lettings
1 Athol Street
Douglas
Isle Of Man
IM1 1LD

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements