



**Plots 25-26 Oatlands Road, Andreas, IM7 4ER**

**Asking Price £419,999**

This development in the heart of Andreas Village is in the early stages of construction. They will comprise of semi detached and terraced houses and detached dormer bungalows. Plots 25 & 26 will have an open plan Lounge/dining kitchen with ground floor cloakroom, the first floor has two double sized bedrooms with family bathroom. There is an attached single garage and paved driveway to front.

## Plots 25-26 Oatlands Road, Andreas, IM7 4ER

### LOCATION

Travelling towards Andreas from Ramsey, do not turn towards the village but continue straight ahead on the Oatlands Road. The entrance to the new development is located on the left hand side, after Little Meddow.

### BUILDING MATERIALS & FINISHES

Traditional masonry construction with mixture of brickwork and cladding to exterior. Bespoke Kitchen with fitted appliances. High quality Bathrooms sanitary wares.

### SERVICES

Mains water, electricity and drainage. Solar panels and electrical charging point. Air source heat pumps, clean air systems and hot water storage cylinders. Cat 5 data cabling.

### OUTSIDE

Block paved driveway. Turfed lawn to front garden.

### RESERVATION

A non-refundable deposit of £2,500 will secure the property. The timescale for the build is anticipated to be 6 months.

### VIEWING

In the course of construction.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



**A3**

NOTES

**Front Elevation**

**Left Side Elevation**

**Rear Elevation**

**Ground Floor Plan**

**First Floor Plan**

**House Type Schedule**

124281

**MS Design**  
ARCHITECTURAL DESIGN

2 Copse Way Villa, Post Office,  
Bloxham, Isle of Wight, PO1 4JH  
Tel: 01983 866666 Email: info@msdesign.co.uk

KSL DEVELOPMENTS LTD

101 LAKELAND ROAD  
ANDOVER  
H&L OF SAL, H&L 425

PROPOSED HOUSE PLANS  
PLOT 25

SALES BROCHURE DRAWINGS

1:100 @ A3

24-101

Plot 25

**A3**

**Front Elevation**

**Right Side Elevation**

**Rear Elevation**

**Ground Floor Plan**

**First Floor Plan**

**House Type Schedule**

124281

**MS Design**  
ARCHITECTURAL DESIGN

2 Cooks Storey Villa, Port Stokenchurch,  
Berkshire, Isle of Man, IM8 1XU  
Tel: 01629 820000 Email: info@msdesign.co.uk

KSL DEVELOPMENTS LTD

101 CALAND ROAD  
ANDREW  
BELL OF BELL, 907 458

PROPOSED HOUSE PLANS  
PLOT 26

SALES BROCHURE DRAWING

1:100 @ A3 1:100 @ A3  
24-101 24-101

Plot 26



Directors: Shane Magee M.R.I.C.S., Neil Taggart BSc (Hons), M.R.I.C.S., Joney Kerruish BSc (Hons), M.R.I.C.S., Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Consultants: Keith Kerruish  
Registered in the Isle of Man No. 34808. Chrystal Bros. Stott & Kerruish Ltd. Trading as Chrystals. Registered Office: 31 Victoria Street, Douglas, Isle of Man IM1 2SE.

