



Guide Price £365,000

TEA TREE COTTAGE, 32 SIMEON STREET, RYDE, PO33 1JQ



Seafields

AN ABUNDANCE OF CHARM PLUS GREAT CONVENIENCE!

Welcome to **TEA TREE COTTAGE** in Simeon Street - moments from the beautiful golden sands, marina, shops and eateries, plus the many amenities Ryde has to offer. Also nearby are the high speed ferry and hovercraft links to Portsmouth/Southsea - from where there is direct rail transport to London. This charming Grade II Listed attached Regency style **PERIOD VILLA** is being sold by the well known author and journalist, Hunter Davies (who wrote a book about the house called 'Love in Old Age' - one of which he will be pleased to leave with the property!). The **SURPRISINGLY SPACIOUS** accommodation includes a large front sitting room (with working fire), separate dining room, modern kitchen, study and utility room on the ground floor, with the upper split level first floor comprising 3 **DOUBLE BEDROOMS** and 2 bathrooms (one being en suite) plus 3 wc's. Benefits include gas central heating, attractive original features including the staircase and timber floorboards where specified, plus an attractive southerly 'sun trap' **COURTYARD GARDEN** with a Pergola, offering great seclusion! Offered as **CHAIN FREE**, an internal visit is essential for those seeking convenience, space and period charm!

ACCOMMODATION:

Entrance door with stained glass panels into:

ENTRANCE VESTIBULE:

Inset coir mat plus tiled flooring. Electric meters cupboard also housing consumer unit. Double glazed door leading to rear courtyard. Part-glazed door to:

HALLWAY:

Welcoming hallway with natural timber floorboards and carpeted stairs to first floor with cupboard beneath. Doors to Sitting and Dining Rooms.

SITTING ROOM:

A well proportioned, very charming front sitting room with sash window to front. Working fireplace with tiled hearth and mahogany mantelpiece. Wall lights. Radiator. Picture rail.

DINING ROOM:

Attractive dining room with double glazed window to rear. Wood effect luxury vinyl flooring. Radiator. Recessed down lighters. Door and step down to:

KITCHEN:

Modern fitted kitchen comprising good range of cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Tiled wall surrounds. Electric Lamona oven and hob with extractor over. Recessed down lighters. Tall vertical radiator. Sliding double glazed doors to Courtyard. Two steps down to:

STUDY:

A useful extra room ideal as Study. Double glazed door and window to Courtyard. Radiator. Recessed down lighters. Door to:

UTILITY ROOM:

Work surface with washing machine, tumble dryer and freezer. Doorway to:

DOWNSTAIRS W.C.:

Comprising w.c. and wash hand basin.

FIRST FLOOR LANDING:

A split-level divided carpeted landing with doors to:

BEDROOM 1:

A very well proportioned double bedroom with attractive curved bay sash windows to front with window seat. Tiled fireplace with cast iron insert. Radiator.

BEDROOM 2:

Along a short corridor, another carpeted double bedroom with double glazed window to side. Radiator. Steps down to:

EN SUITE BATHROOM:

Good sized room comprising suite of panelled bath, wash basin and w.c. Tiled surrounds. Open cupboard with rail. Vinyl flooring. Radiator. Recessed down lighters. Double glazed window.

BEDROOM 3:

A third well proportioned bedroom with double glazed window. Radiator. Mirror fronted wardrobe/cupboards.

FAMILY BATHROOM:

Suite comprising panelled bath, shower cubicle with aquaboard splashback plus wash hand basin. Part-tiling to walls. Vinyl flooring. Window to front.

OUTSIDE:

There is a delightful enclosed southerly courtyard with attractive Pergola and screened by mature foliage. Accessed via the rear of the entrance vestibule as well as the Kitchen and Study. A great sun trap offering total seclusion! To the front is a small garden area plus pathway to front door.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Council Tax Band: C (£2110)

Conservation Area: Yes

Listed: Grade II

Flood Risk: Medium

Services: All mains

Seller's Situation: No Chain

LOCATION:

Within walking distance of the shopping centre, eateries and bars, plus the marina and long stretch of golden sands. For the energetic and/or competitive, there is also the bowling green plus rowing club and community swimming pool. The nearby Catamaran and Hovercraft terminals offer passenger transport between Ryde and Portsmouth/Southsea (Approximately 20 minutes and 10 minutes respectively).

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
123 sq m / 1329 sq ft



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



