

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Tinks House

41, Melville Street, Ryde, Isle of Wight PO33 2AN



£235,000
LEASEHOLD



Set in a prime location within walking distance to Ryde town centre, this charming Georgian home enjoys well-arranged accommodation over two floors and comes complete with a delightful private front garden.

- Two-bedroom maisonette with a private entrance
- Allocated private parking space
- Near to esplanade and stunning beaches
- Well-established low-maintenance garden
- Close to high-speed mainland travel links
- Gas central heating and double glazing
- Spacious accommodation full of character
- Stylish decor and high ceilings throughout
- Short walk to local high street and amenities
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Set on popular Melville Street in the heart of a conservation area, this period home occupies a portion of a glorious Georgian residence, which comprises of Tinks House to the front and three further apartments to the rear. The cottage has been sympathetically updated to offer a fabulous combination of period charm and modern conveniences which complement the historical character of the property.

Offering a wonderful coastal lifestyle, Tinks House is just a short stroll away from the fabulous seafront which boasts golden sandy beaches and has several great places for entertainment. The town centre is also conveniently located within a short walking distance providing convenience stores and a range of boutique shops, a superb choice of eateries and a local cinema. High-speed cross-Solent foot passenger ferry travel links to the mainland are also within walking distance and transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated on Ryde Esplanade.

Accommodation comprises a welcoming entrance hall, a generous reception room and a spacious kitchen on the ground floor, with two double bedrooms and a bathroom on the first floor. Outside there is an allocated parking space to the rear and a private walled courtyard garden to the front of the property.

Welcome to Tinks House

Set in an enviable position on a corner plot, an allocated parking space is accessed from Trinity Street, and is connected to the front gate of Tinks House by a characterful flagstone path. A wrought iron gate opens to the private front courtyard, which spans the elegant Georgian front façade of the building and provides access to the front door.

Porch/Entrance Hall

extending to 14'6" (extending to 4.43m)

Packed with period charm, the porch has twin aspect glazing and a beautiful tiled floor, which transitions to high quality laminate in the entrance hall. The entrance hall has a central chandelier and a small radiator, and has doors to the kitchen/breakfast room and sitting room, and a turning staircase to the first floor, which comes complete with useful understairs storage space.

Kitchen/Breakfast Room

12'10" x 10'0" (3.93m x 3.05m)

Recessed daylight spotlights combine with a large window to fill the room with natural light, with the window also providing lovely courtyard views. The kitchen comprises a fabulous mix of floor and wall shaker style cabinets, finished in a soft heritage green and complemented by a timber effect roll-edge worktop and white tile splashback. Integrated appliances include an electric oven, gas hob with a matching extractor hood over and a dishwasher. There is also an integrated sink and drainer with a mixer tap, plus space and plumbing for a washing machine and space for a fridge/freezer. The laminate flooring continues from the hallway, there is a radiator under the window, and the kitchen is also home to the regularly serviced Vaillant combi boiler. This room also has plenty of space for a breakfast/dining table, creating a very social area.

Sitting Room

14'8" max x 12'2" (4.49m max x 3.72m)

Packed with period charm, the sitting room benefits from a large rounded bay, with a pair of windows overlooking the courtyard. The sitting room is presented in a soft neutral scheme, with ornate cornicing and deep skirting boards, with the laminate flooring flowing through from the hallway. The room is arranged around an ornate cast fire in an ornate surround, and there is also inset storage to one alcove. A central pendant light is complemented by wall lights, and the sitting room also benefits from a radiator.



First Floor Landing

extending to 9'0" (extending to 2.75m)

The turning staircase leads up to the first floor and has an immaculately presented fresh white balustrade and a plush neutral carpet. The landing has a large window, perfectly framing a fabulous view across the rooftops of similar period properties in this conservation area, all the way to the Eastern Solent. The landing also has two pendant lights, a radiator, a high-quality wood-laminate floor, and doors lead to both bedrooms and to the bathroom.

Bedroom One

12'10" x 9'11" (3.92m x 3.04m)

The primary bedroom has a lovely view, through the tops of a palm tree, over the rooftops to the sea. Period features continue, with ornate cornicing, skirting boards and a picture rail. This bedroom benefits from recessed daylight spotlights, a radiator, and the laminate flooring continues from the hallway.

Bedroom Two

14'7" max x 6'9" (4.47m max x 2.06m)

Another double bedroom, which makes the most of its large curved bay, with fantastic views and plenty of natural light. There is also a radiator, pendant light and the laminate flooring continues, and bedroom two also features some high-level built-in storage.

Bathroom

8'2" x 5'0" (2.51m x 1.53m)

Perfectly proportioned, the bathroom is presented in a mix of neutral tiles and soft blue walls, over a mosaic vinyl floor. The white suite comprises a full size bath with a heritage style mixer shower tap and sleek glass screen, a pedestal basin with a mirror cabinet over, and a matching low-level WC. The bathroom also benefits from a radiator.

Outside

The paved courtyard spans the front of the building, providing a wonderful, secluded garden, and is enclosed with a mix of old-stone walls and fencing with well-established planting which really enhances privacy. A mature palm tree adds to the coastal ambience of the garden, as do the gravel borders around the paving. A gate leads to a further communal area which is home to the gas meters. The allocated parking space can be found to the rear of the building.

Tinks house presents an enviable opportunity to purchase a charming, characterful period home, offered for sale chain-free and set in an extremely desirable and convenient location. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Leasehold

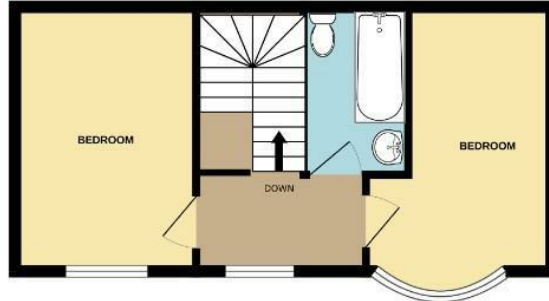
Lease Term: 125 years from 29 September 2001

Ground rent: £100 per annum (paid 6 monthly in March and September)

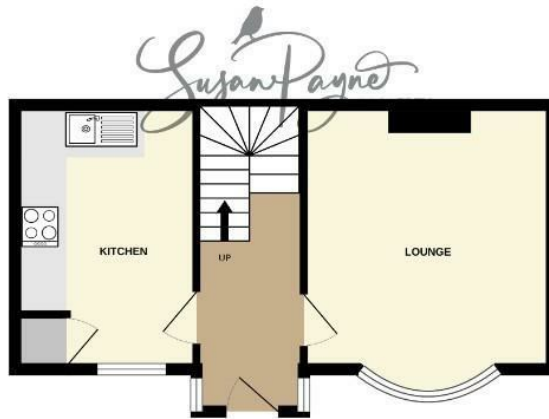
Maintenance Charge: For 2023 - 2024 is £1,340.00 (50% is paid in each of March and September).

Council Tax Band: B

Services: Mains water, gas, electricity and drainage



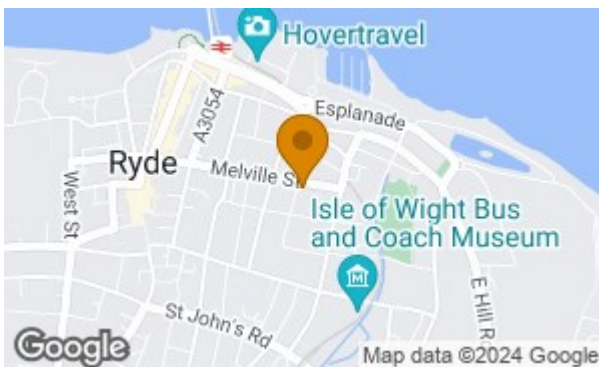
1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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