

Tintagel Way, Port Solent
Portsmouth, PO6 4SS

£550,000

Delightful three bedroom South facing property with garage and 11 metre mooring to rear. This property is well presented throughout and has double glazing and gas central heating.



Property Features

- 3 Bedrooms
- Marina Side Property
- Sunny South Facing Aspect
- Kitchen/Breakfast Room
- 1st Floor Living Room with Balcony
- Main Bedroom En-Suite
- 11 Metre Mooring
- Gas Central Heating
- Double Glazing
- Garage & Driveway Parking

Full Description

OVERVIEW

A well-presented three-bedroom marina side home with sunny south facing garden, driveway parking and integral garage. The property has gas central heating, white panelled doors throughout, and has neutral carpets and flooring. Viewing is essential to appreciate the many benefits this home has to offer.

FRONT OF THE PROPERTY

At the front of the property is a private driveway for two cars with a path leading to the front door, an outside light, doorbell and access to gas and electricity meters. Tintagel Way is a cul-de-sac and therefore is quiet to passing traffic and has ample visitor parking nearby.

HALLWAY

15' 9" x 6' 11" max (4.81m x 2.11m) UPVC double glazed front door leading to welcoming hallway with light wood laminate flooring, with inset coir mat at the entrance door along with light painted walls. Stairs to first floor. Ceiling down lighters, radiator, phone socket, fuse box, roller blind and alarm panel. Door to cloakroom, Garage and Kitchen.

CLOAKROOM

4' 10" x 3' 1" (1.49m x 0.94m) Fully tiled floor and half tiled walls with white cloakroom suite comprising of a low-level WC, wall mounted sink and radiator, glass shelf and extractor with ceiling lighting.

GARAGE

15' 10" x 8' 2" max (4.83m x 2.50m) The garage is accessed either from the front garage up and over door or from the door in the hallway. The garage benefits from auto lighting, power and water, auto stop cock and work bench.

KITCHEN/BREAKFAST ROOM

15' 5" x 9' 1" (4.72m x 2.79m) Lovely light and bright south facing marina side kitchen/breakfast room. Fitted with white wall and floor units, tiled floor and splashbacks and matching white worktops. There is a Creda electric oven/grill and gas hob, and space for a dishwasher, and washing machine, 1 1/2 bowl stainless steel sink with macerator and water filter, roller blinds, ceiling & under unit lighting, Potterton gas boiler and windows and door to marina side garden.



SOUTH FACING MARINA SIDE GARDEN

25' 6" x 15' 7" (7.78m x 4.76m) This property is blessed with a sunny southerly aspect that has the added benefit of views across Port Solent Marina which lies at the foot of the garden, there is power to the garden along with a water supply. This is a truly stunning place to sit, relax and take in the delights of the marina.

MOORING

Sunny 11 metre mooring with light and electricity. Max length for boat allowed is 11.3 metres and max beam 4.145 metres.

STAIRS TO 1ST FLOOR LANDING

LIVING ROOM

15' 6" x 11' 5" (4.73m x 3.49m) South facing lounge with balcony overlooking the garden and marina. This room has recently fitted 3.25 metre wide bi-folding doors allowing you to have uninterrupted views of the marina. There is neutral carpet and neutral walls, and 2 x radiators. Doors leading to the balcony.

BALCONY

15' 7" x 6' 7" (4.75m x 2.03m) The balcony is the width of the property and is of a depth that will allow for seating made of dark wood and smoked glass panels. There are fantastic views of the marina from this elevated viewpoint. There is an electricity supply and lighting to the balcony.



FAMILY BATHROOM

9' 1" x 5' 1" (2.78m x 1.55m) The family bathroom has a white suite comprising of a wash hand basin inset into a vanity unit, there is a bath with glass shower screen and fixed head shower with additional wand and a low-level WC. The room is fully tiled to walls and floor and has ceiling downlighters, and a radiator/towel warmer and a frameless mirror.

BEDROOM 3

9' 3" x 8' 1" (2.83m x 2.47m) Looking out of the front aspect bedroom 3 is a good-sized single room or study. It has light carpet and light walls, roller blind to the window and a pendant ceiling light.

FRONT BALCONY

15' 8" x 3' 0" (4.79m x 0.93m) Door on the first floor landing, fitted with roller blind, offers access to the front balcony.

STAIRS TO THE SECOND FLOOR LANDING

BEDROOM 1

11' 9" x 12' 1" max (3.59m x 3.70m) Bedroom 1 is a good sized south facing double with a dormer window overlooking the marina, there is carpet, light décor and a roller blind. There is a built-in double mirror door wardrobe, ceiling lighting, eaves storage cupboard and access to the en-suite.

BEDROOM 1 EN-SUITE

5' 11" x 2' 11" (1.81m x 0.89m) This en-suite is fully tiled with a white suite comprising of a shower cubicle with fixed head shower and wand, a wash hand basin in-set in a vanity unit and a low-level WC. There are ceiling downlighters, glass shelves, mirror and extractor fan.

BEDROOM 2

13' 7" x 10' 1" (4.15m x 3.09m) This bedroom is a double which overlooks the front aspect of the property. There is neutral carpet with light décor to all walls. There is a built-in double wardrobe, boiler cupboard, housing the hot water tank and shelving. There is a roller blind to the window and access to the loft space, where there is a loft ladder.

GENERAL INFORMATION

Council Tax Band "F" - Portsmouth City Council

Annual Management Charge to POSOL - £1078.45

Annual Mooring Lease Charge - £424.69

House - Freehold - 100% Ownership

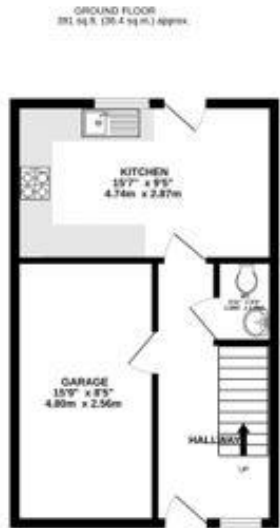
Mooring - Leasehold - 115 years left to run on lease

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







TOTAL FLOOR AREA: 1160 sq ft (107.3 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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