



## Tintagel Way

Port Solent, Hampshire, PO6 4SS

3 Bedroom Marina Side Townhouse

RENT

£1,600 pcm

# Property Features

- 3 Bedrooms
- South Facing Balcony
- Furnished
- Gas Central Heating and Hot Water
- Good decorative order throughout
- Close to Port Solent Restaurants
- South Facing Marina Side Garden
- Garage and Private Driveway
- Mooring is not included

## Full Description

### Outside

Located in the heart of Port Solent, this property's garden faces south, and therefore has the benefit of sunshine throughout the day. There is a patio area directly outside the kitchen patio doors, with outside lighting. The remainder of garden is presented with mature hedging and shingle, and has rear access to the marina.

For the yachtsman, Port Solent is the perfect destination with a 24/7 manned lock and the protection of a marina environment.

Port Solent is only a 30 minute slow cruise to Portsmouth Harbour and from there you have the delights of the Solent and the Isle of Wight on your doorstep.

Viewing is highly recommended

### Principle Dimensions

Driveway- 6.70m x 3.83m

Hallway - 6.00m x 1.53m

Garage - 5.22m x 2.49m

Kitchen/Dining Area - 4.21m x 3.67m

Marina Garden - 5.52m x 3.97m

Cloakroom - 1.88m x 0.77m

Living Room - 4.45m x 3.67m

Rear Balcony - 3.82m x 2.02m

Bedroom 2 - 4.36m x 3.67m

Bedroom 2 Shower Room - 1.95m x 0.78m

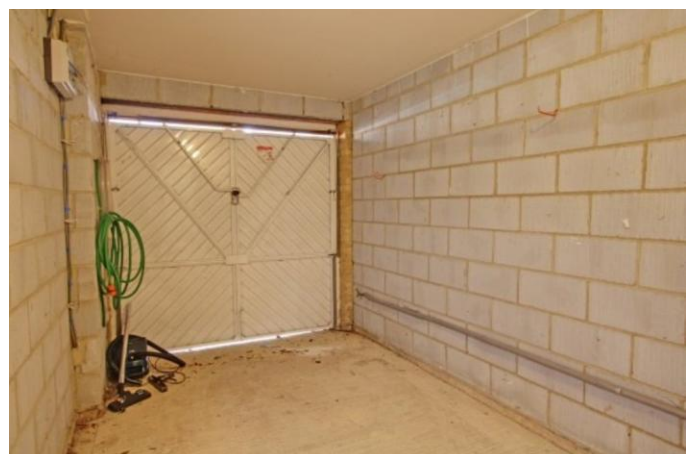
Front Balcony - 3.81m x 1.16m

Family Bathroom

Bedroom 3 - 3.69m x 3.21m

Master Bedroom - 4.25m x 3.69m

Master Bedroom En-Suite - 2.67m x 0.79m





### Driveway

At the front of the property is a private driveway with a path leading to the front door. There are mature borders to one side (managed by the estate management) an outside light, door bell and access to gas and electricity meters.

Tintagel way is a cul-de-sac and therefore is quiet to passing traffic. There is also the added benefit of visitor parking opposite.

### Hallway

The hallway leads you into the ground floor, with access to the kitchen/breakfast room, garage and stairs to the first floor landing.

Carpeted underfoot with light decor, radiator heating, ceiling lighting, telephone point, alarm, side table and lamp.

### Garage

A fantastic asset in any marina property, the garage has access from the up and over door at the front of the house and from the internal door from the hallway. Complete with Power, lighting, and water.

### Kitchen/Dining Area

Good sized kitchen/dining area laid to white tiles underfoot and bright clean decor throughout, this room is a very social area. Kitchen units are white gloss with matching work top and stainless steel sink.

Kitchen is supplied with a comprehensive range of cutlery, crockery, and cooking utensils

### Appliances:-

- Worktop Microwave
- Under counter fridge
- Cooker
- Gas Hob
- Dishwasher
- Washing Machine

There is a gas central heating boiler, radiator, ceiling lighting, curtains and voile to finish.

### Dining Area

Space for a dining table and six chairs (supplied)

Views of the marina and waterside garden through the double glazed doors and windows.







## Garden

South facing rear garden gives all day sunshine to this property. This clean and simply presented garden offers privacy as well as colour and beauty. The garden is fenced with a gate at the bottom which leads onto the marina. (Mooring NOT Included)

## Living Room

Light carpet underfoot and light decor throughout, along with the windows and door to the balcony, make this a very bright and warm room. This room comes complete with two, two seater settees occasional tables with table lamps, wicker chairs, curtains and roller blinds, ceiling lighting, central heating radiators and TV/Telephone points.

From the living room you can walk out onto the balcony and enjoy the views over the marina basin.

Big enough to accommodate a table and chairs, this is the ideal place to sit, relax and enjoy marina living.

## Cloakroom

On the 1st floor landing there is a cloakroom with white tiled flooring, light decor and a white suite comprising of low level WC, a sink over a vanity unit, radiator, ceiling light and fan, towel ring, toilet roll holder and a mirror.

## Bedroom 2

Good sized double room complete with two single beds, three bedside cabinets, two chairs, and table lamps. There is carpet underfoot, with light decor to walls and ceiling, there are two radiators, curtains and windows and a door leading to a second balcony overlooking the front of the property.

## Bedroom - Balcony

Overlooking the front aspect of the property is the second bedroom balcony. With wood slatted flooring and wood panels, this useful addition to the second bedroom is a great feature.

## Bedroom 2 En-Suite Shower Room

The room benefits from its own shower room with light tiles underfoot, light decor and a suite comprising of a single shower enclosure, and wall mounted sink. There is a radiator, towel ring and glass shelf and mirror over the sink.



### Family Bathroom

Light tiles to floor and walls, along with a white suite comprising of a low level WC, built in sink and bath with shower attachment over.

### Airing Cupboard

On the landing is an airing cupboard housing the hot water tank and has the useful addition of slatted shelving for your storage solutions.

### Bedroom 3

A good sized bedroom with a large window overlooking the front aspect of the property. Carpet underfoot with light decor throughout. This room comes complete with a Futon, curtains, radiator, ceiling lights and a bin.

### Master Bedroom

Beautifully presented master bedroom with light carpet and decor, double glazed windows overlooking the marina, double mirror door fitted wardrobe and a King sized bed. Finished with bedside units and table lamps and a dressing table and chair.

### Master Bedroom En-Suite

This Master Bedroom enjoys a comprehensive en-suite with tiled flooring, shower, low level WC, sink glass shelf, mirror cupboard, radiator and ceiling light.

### Deposit – 5 Weeks Rent

Holding Deposit – One Week's Rent (Forms part of the deposit)

No Pets - Non-Smokers

Council Tax Band F – Portsmouth City Council

12 Month Tenancy

Port Solent Portsmouth provides a relaxed lifestyle with either house or apartment living with moorings attached to some houses and apartments.

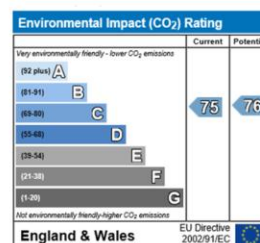
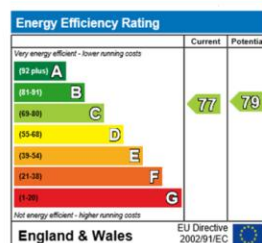
The Boardwalk provides shopping, bars, restaurants, a multi-screen cinema with a David Lloyd gym and swimming pool, all on-site and within close proximity to Portsmouth City Centre, National Rail and motorway links directly to London and the South Coast.

Access via Portsmouth Harbour to the Solent and the Isle of Wight.



## 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.



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