



Cadgwith Place
Port Solent, PO6 4TD

3 Bedroom Town House with Car Port and Parking

RENT

£1,650 pcm

Property Features

- Townhouse in cul-de-sac Location
- Private Enclosed Garden
- 3 Bedrooms - 1 En-suite
- Close to the Bars, Shops, Cinema, Gym and Restaurants of The Boardwalk
- Separate Family Bathroom with separate shower
- Downstairs Cloakroom
- Kitchen/Dining Area
- Lounge with patio doors to Balcony
- Driveway/Carport Private Parking for 2 cars
- Available Now



Full Description

OUTSIDE

This fantastic marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in Cadgwith Place, a quiet cul-de-sac, in the heart of the marina development.

The front of the property is well tended by the maintenance company.

The rear private garden is well presented with features such as mature flowers and shrubs. The garden has a laid patio directly outside the dining area with a Grass lawn to the remainder, ideal for those BBQs in the summer evenings.

There is ample separate parking on Cadgwith Place for visitors, with driveway parking space for 2 cars on the property.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent.

Accessed via a 24/7 manned lock, the marina provides safety and security for both yachtsman and vessel.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

GROUND FLOOR

Innovatively designed in the late 90's this home boasts a flexible combination of living space which can easily accommodate the needs of most people, the ground floor is heated by under floor heating, ensuring the contemporary lines of the property are not interrupted by radiators and comprises of the following:

DRIVEWAY

21' 10" x 11' 11" (6.66m x 3.64m) Brick Paved Drive with mature planted boarder to the right, and outside light. (all front external gardening and maintenance is carried out by contractors)

CARPORT

16' 1" x 12' 1" (4.92m x 3.69m) Covered entrance way leading to the front door. Tiled floor, light decor, security entry phone, door bell, light, storage cupboard, water and front door leading to:

ENTRANCE HALL

6' 7" x 4' 2" (2.02m x 1.29m) Through the front you are met with an entrance hall which is decorated throughout in light decor. There are doors to the cloakroom and kitchen/diner as well as the stairs to the first floor.

CLOAKROOM

7' 4" x 3' 3" (2.25m x 1.01m) Tiled flooring, light decor to walls and ceiling and a suite comprising of a low level WC, wall mounted sink, ceiling lighting, washer/dryer with cupboard doors

Ground Floor

KITCHEN/ DINING ROOM

14' 11" x 12' 0" (4.55m x 3.68m) Through the door from the hall you will find the large, kitchen/dining room with patio doors leading to the enclosed garden.

The kitchen has been decorated in light decor with tiled floor and underfloor heating.

The kitchen has a comprehensive collection of light grey fitted floor and wall units with matching work surface over. The key design of this kitchen allows for a separate dining table and chairs, making this an ideal social area for families or guests.





Appliances:

Electric oven and grill

Ceramic hob with Extractor hood

Built in dishwasher

Under counter built in Fridge and Freezer

Sink with mixer tap

In addition the kitchen benefits from ceiling lighting, under floor heating and TV/telephone points.

Patio Doors to the Garden.

REAR GARDEN

This enclosed rear private garden is beautifully presented with features such as mature flowers and shrubs. The garden has a laid patio directly outside the dining area with a grass lawn to the remainder, ideal for those BBQs in the summer evenings.

Stairs to 1st Floor Landing

Stairs and landing have light décor with neutral carpet, ceiling lighting and smoke alarm.

BEDROOM 2

12' 0" x 11' 6" (3.68m x 3.53m) A generous double bedroom with a double built in wardrobe, carpet and light decor to walls and ceiling. There is ceiling lighting and heating with a double window and curtains to the rear aspect overlooking the rear garden. The bedroom also benefits from a WC & Basin

LIVING ROOM

62' 4" x 39' 8" (19m x 12.1m) This is a good-sized room with light decor to walls and ceiling, light carpet and patio doors to the balcony with great marina views. Ceiling lighting, heating, TV/telephone points, curtains and blinds and intercom.

BALCONY

Overlooking the front of this property the balcony enjoys a sunny aspect. Constructed of wood slatted flooring and smoke glass panels, there is an outside light and marina views.

Stairs to 2nd Floor Landing

Two double storage cupboards with the hot water system, and plenty of storage and shelving space. Carpet and light decor, loft access to the good sized loft space.



MAIN BEDROOM

18' 11" x 12' 0" (5.79m x 3.68m) Overlooking the front aspect. This main bedroom benefits from a large double built in wardrobe with plenty of hanging and shelving, light decor to walls and ceiling with bright carpet curtains, ceiling light and heating. Light streams in via the large window.

MAIN BEDROOM ENSUITE

6' 5" x 3' 10" (1.96m x 1.17m) The main en-suite is of modern bright feel. The room has a white suite comprising of a low level WC, walk in double shower cubicle and a built in hand basin. The room is finished with fully tiled walls, ceiling downlighters, heated towel rail, and toilet roll holder.

BEDROOM 3

11' 8" x 6' 7" (3.56m x 2.02m) Bedroom three overlooks the rear of the property and has a bright and airy feel complete with curtains and blinds.

The walls and ceiling are painted in light decor with light carpet, ceiling lighting and heating and the additional benefit of a built in wardrobe.

BATHROOM

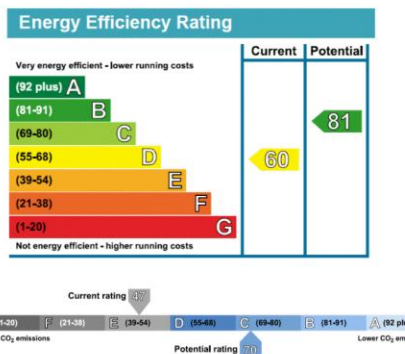
11' 8" x 5' 0" (3.56m x 1.54m) Fully tiled with light flooring, opaque window letting in light and fresh air to the bathroom. Suite comprising of bath with shower over, low level WC, separate shower cubicle and sink with pedestal. Ceiling lighting and heating, shaver point, and a heated towel rail complete this room.

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.

MATERIAL INFORMATION

- *Rental Price – £1650 pcm
- *Holding Deposit – One Weeks Rent (£)380
- *Security Deposit – Five Weeks Rent (£)1903
- *Length of Tenancy – 12 months
- *Council Tax Band - F - Portsmouth City Council
- *Property Construction – Brick and Timber Framed
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric underfloor heating and ceiling heating panels
- *Broadband – Fibre to cabinet
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Car port and Driveway parking
- *Restrictions – Subject to management company covenants
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - Accommodation arranged over 3 floors



11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446