



Tintagel Way

Port Solent, Portsmouth, PO6 4SS

RENT

£1,700 pcm

Fantastic opportunity to rent this fully furnished 3 bedroom property which boasts a SOUTH facing garden, TWO En suites, Utility Room and separate Study/fourth bedroom.



Property Features

- Furnished
- South Facing Garden
- Available End of May
- Three Double Bedrooms
- Gas Central Heating
- Marina Views
- Close To Bars & Restaurants
- Utility Room
- Study/4th Bedroom

OVERVIEW

Offered for rent this unique 3 bedroom marina side townhouse fully furnished.

Located at the end of a cul-de-sac on the East side of the marina, this property enjoys a mature surrounding to both front and rear gardens, with the added bonus of the marina.

Located in the heart of Port Solent, this property's garden faces south, and therefore has the benefit of sunshine throughout the majority of the day .

There is a patio area directly outside the kitchen patio doors, with outside lighting.

The remainder of garden is presented with mature shrubs and plants and has rear access to the marina.

HALLWAY

15' 4" x 6' 0" (4.68m x 1.85m) Through the double glazed door you will be met by the light modern hallway with tiled flooring, and light decor throughout.

The doors, skirting and door frames are made from beech with the doors being a selection of feature beech and frosted glazing all of which add a modern twist to this stylish property.

There is a modern chrome wall mounted radiator, ceiling lighting and chrome sockets and switches.

STUDY

8' 0" x 8' 10" (2.45m x 2.70m) This property benefits from a separate study to the ground floor with a window overlooking the front aspect.

Modern light wood flooring, light decor and a range of units and shelving make this the perfect place for work or play.

UTILITY ROOM

8' 0" x 4' 5" (2.44m x 1.37m) From the study there is a sliding door to a separate utility room, with light tiled flooring, light decor and fully fitted units and sink. There is ample space for a washing machine and tumble dryer, along with shelving and hanging space.

KITCHEN/DINING ROOM

19' 2" x 14' 6" (5.86m x 4.43m) Large modern kitchen with an extensive range of "Birch" floor and wall cupboards with a Black marble effect work top and light marble breakfast bar.

Electric under floor heating with porcelain floor tiles give this kitchen a modern and high quality feel.

Over and under cupboard lighting, chrome sockets and switches.

Integrated appliances include the following:

Neff Stainless Steel Fan Oven

Neff Stainless Steel Microwave Oven

Ness Stainless Steel 5 Burner Gas Hob

Dishwasher

Space and plumbing for an American Style Fridge Freezer

1 1/2 Bowl Square Composite Sink with Swan Neck Mixer Tap



STAIRS TO 1ST FLOOR LANDING

Taking you from the hallway to the 1st floor is this stunning real wood staircase with beech and chrome balustrade and rope hand rail.

Decorated in light decor, this stairway and landing is light and airy and welcomes you to the next level.

GARDEN

South facing rear garden gives all day sunshine to this property. This well appointed mature garden offers privacy as well as colour and beauty.

The garden is fenced with a gate at the bottom which leads onto the marina.

****Note - the owner will be leaving his boat on the mooring, so not available for tenant use****

DUAL ASPECT BATHROOM/ENSUITE

7' 10" x 6' 6" (2.41m x 2.00m) At the top of the stairs is the family bathroom with "Jack and Jill" doors therefore acting as both a family bathroom from the landing and an en-suite to bedroom 2.

Suite is comprised of a sink with pedestal, low level WC and a bath with glass shower screen and shower over.

Finished with floor and wall tiles, feature ceiling lighting, chrome towel rail/radiator and mirrors.

LOUNGE

14' 7" x 15' 5" (4.45m x 4.70m) With light wood flooring, doors and skirting and light decor this South facing living room is bright, modern and warming.

Fitted with a full height chrome modern radiator, chrome sockets and switches, and wall lighting.

Take the double-glazed French doors to the balcony.



BALCONY

With views stretching across the marina this is a balcony with a view.

Outside mode lighting on dimmer switches allows you to maximise those summer evenings and which also give a Mediterranean feel.

BEDROOM TWO

12' 4" x 10' 7" (3.76m x 3.24m) Overlooking the front of the property is bedroom 2, a good sized double with built in mirror wardrobes, window and door to a second balcony. The room has a door to the Family Bathroom/En-Suite. Light wood flooring, doors and light decor make this a fresh and appealing room and is finished off with a chrome half height radiator, ceiling lighting and chrome sockets and switches.

STAIRS TO 2ND FLOOR LANDING

Taking you from the 1st floor is this stunning real wood staircase with beech and chrome balustrade and rope hand rail. Loft hatch with aluminium ladder and partly boarded loft.

MAIN BEDROOM

11' 6" x 12' 5" (3.51m x 3.80m) With a window overlooking the marina the master bedroom has wood flooring, light decor to walls and ceiling a chrome half height Radiator and feature downlighters.

There is a built in wardrobe, bedside cupboards and wide drawer dressing table and eaves storage cupboard.

MAIN BEDROOM EN-SUITE

5' 0" x 7' 9" (1.54m x 2.38m) With tiled floor and walls the master en-suite is a great addition to this modern bedroom. With a corner shower, sink and pedestal and matching low level WC and chrome radiator.

BEDROOM THREE

8' 7" x 11' 2" (2.63m x 3.41m) With a window overlooking the front of the property bedroom 3 is as well appointed as the rest of the property with quality wooden doors, and woodwork, light decor and chrome radiator.

There is a four door frosted glass eaves storage cupboard and there is a door leading to the airing cupboard housing the hot water tank and slatted wooden shelving.

MATERIAL INFORMATION

- *Rental Price – £1700pcm
- *Holding Deposit – One Weeks Rent (£)392
- *Security Deposit – Five Weeks Rent (£)1961
- *Length of Tenancy – 12 months
- *Council Tax Band - G - Portsmouth City Council
- *Property Construction – Brick and Timber Frame
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Gas Central Heating
- *Broadband – Fibre to property
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Residents Parking
- *Restrictions – Subject to Management company restrictions
- *Flooding - Refer to (GOV.UK) (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - Townhouse - accommodation over 3 floors

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

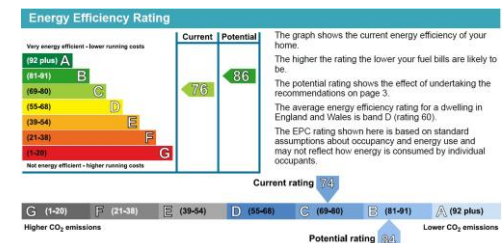
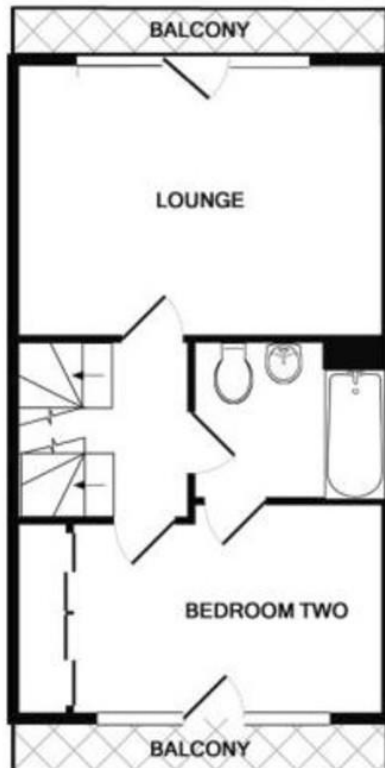
All measurements quoted are approximate and are for general guidance only.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements