



Cadgwith Place, Port Solent Marina,
Portsmouth, Hampshire, PO6 4TD
3 Bedroom Townhouse, Carport and Driveway

RENT
£1,450 pcm

Property Features

- 3 Bedrooms
- Enclosed Private Garden with Patio
- South Facing Balcony off Lounge
- Kitchen/Dining room
- Close to Bars and Restaurants
- Plenty of visitors parking
- Carport and Driveway

Full Description

PORT SOLENT

Situated in the heart of Port Solent, 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.

With the bars and restaurants of The Boardwalk only a 5 minute walk away, this property will make the perfect lifestyle home.

DRIVEWAY AND CARPORT

You approach the property from Cadgwith Place and you are met with off road parking in a quiet cul-de-sac, parking for 2 cars and additional visitor parking close by.

The front of the property has a tiled carport with storage cupboards and outside lighting.

HALLWAY

10' 3" x 7' 5" (3.14m x 2.28m) As you enter through the front door into the hallway, you will find doors to the Kitchen/Dining Room, Shower Room, Bedroom 3, Storage Cupboard and stairs to the 1st floor with light carpet underfoot.

The entrance hall has white sockets and switches, doorbell and a modern ceiling light fitting. The entire ground floor has underfloor heating which runs on economy 7 and on-demand ceiling heating.

KITCHEN/DINING ROOM

13' 3" x 15' 4" (4.05m x 4.68m) The Kitchen/Dining room has vinyl flooring, light painted walls and appliances consisting an oven, microwave, dishwasher, fridge, freezer and ceramic hob with extractor hood. This well equipped kitchen/dining room leads on from the hallway and has the added benefit of a breakfast bar. The kitchen has an extensive range of light grey wall and floor units, with a contrasting dark melamine work top and tiled splash back.



SHOWER ROOM

7' 6" x 4' 8" (2.29m x 1.44m) The modern shower room has light tiled flooring, sealed enclosed shower cubicle with door, low level WC, wall mounted basin with vanity cupboard below, shaving point and light unit, with fully tiled walls and white ceiling, and finished with ceiling lighting.

BEDROOM 3

5' 6" x 10' 9" (1.70m x 3.29m) With a double glazed window facing the front aspect of the property, bedroom 3 is a good sized single room with neutral carpet underfoot, neutral light décor, ceiling lighting, coving, and white décor to the ceiling and woodwork. This room is a good study if a third bedroom is not required.

LOUNGE

12' 0" x 15' 4" (3.66m x 4.69m) Off the landing you will find this good sized living room with patio doors leading onto the East Facing balcony.

This room is as spacious as it is practical and yet still retains that warmth and charm. The living room has light carpet and light décor to walls and ceilings, along with ceiling lighting and heating.

The woodwork to this room, along with the ceiling and coving, are decorated in white décor with a TV point, vent point and Ceiling Heating controller complete this comfortable living space.

Through the patio doors you will find the spacious balcony overlooking the front aspect of the property.

BALCONY

Take the double glazed patio doors onto the East facing balcony which stretches across the full width of the property and overlooks the front aspect of the property. The balcony has outside lighting enabling you to maximise those summer evenings.

BEDROOM 1

13' 2" x 8' 11" (4.02m x 2.73m) With a double window overlooking the rear aspect of the property Bedroom 1 is a good sized double with light carpet and light décor to walls and ceilings, along with ceiling lighting and ceiling heating.

This room provides storage solutions featuring a built in double door wardrobe and is offered with blinds to the double glazed windows.



BEDROOM 2

13' 0" x 6' 0" (3.97m x 1.83m) Bedroom 2 is a single bedroom overlooking the rear aspect of the property through the double glazed window.

This bedroom has light carpet, light décor to walls and ceilings, a built in double mirrored door wardrobe with shelving and hanging space, ceiling lighting, heating, coving and white sockets and switches.

BATHROOM

4' 10" x 7' 8" (1.49m x 2.36m) This modern bathroom is bright and airy and consists of a low level WC, bath with mains shower & glass shower screen, basin with under storage, wall cabinet, illuminated mirror and chrome heated towel rail.

GARDEN

This property has an enclosed private garden which is fully fenced. The garden is low maintenance and benefits from having a patio area, outside lighting and water tap and rear access gate.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



OTHER INFORMATION

Landlord Preference

*No Pets

*No Students/Sharers

*Non-Smoker

*Long Term Rental

MATERIAL INFORMATION

*Rental Price – £1450.00 pcm

*Holding Deposit – One Weeks Rent (£)334

*Security Deposit – Five Weeks Rent (£)1673.00 (Including the Holding Deposit)

*Length of Tenancy – 12 months minimum

*Council Tax Band - E

*Property Construction – Brick and Timber Frame

*Electricity Supply – Mains Electric

*Water and Sewerage – Mains

*Heating – Electric under floor and ceiling heating panels

*Broadband – Fibre to cabinet

*Mobile Signal – ADSL Fibre Checker (openreach.com)

*Parking – Carport and Driveway

*Restrictions – Subject to Management company restrictions

*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

*Accessibility - Accommodation arranged over 2 floors

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