



Cadgwith Place, Port Solent

Portsmouth, Hampshire, PO6 4TD

Three Bedroom Town House with Driveway

£1700 PCM RENT

Property Features

- BEAUTIFUL VIEWS OF THE MARINA
- MAIN BEDROOM WITH ENSUITE
- MODERN KITCHEN/DINER
- BALCONY OVERLOOKING MARINA
- DOWNSTAIRS SHOWER ROOM
- NEUTRAL DECOR THROUGHOUT
- MODERN BATHROOM
- DRIVEWAY PARKING
- CARPORT
- CLOSE TO THE BOARDWALK



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.

Call us for a viewing.

DRIVEWAY AND CARPORT

Convenient parking for one car along with a carport.
Entrance to front door,

HALLWAY

6' 7" x 4' 2" (2.02m x 1.28m) Neutrally decorated hallway with doors leading to shower room and kitchen/diner, stairs to first floor.

KITCHEN/ DINING ROOM

15' 2" x 12' 0" (4.64m x 3.67m) Spacious well equipped modern kitchen/dining room with a built in AEG microwave, AEG electric oven, electric hob, Amica dishwasher and a Fridge/Freezer. Space for good size table and chairs and finished in a neutral decor with grey tiling above black work tops and grey floor tiles with doors leading out to a patio garden with views over the marina.



CLOAKROOM

6' 9" x 3' 3" (2.06m x 1.00m) Decorated in neutral tones with a washing machine, white basin with mirror over and a w/c.

BEDROOM TWO

12' 0" x 12' 1" (3.67m x 3.70m) This great sized double bedroom with neutral decor and carpets with windows to the front and built in wardrobe.

LOUNGE

17' 7" x 12' 1" (5.37m x 3.69m) Entering the lounge you will find it light and airy with neutral decor with doors leading to the balcony with views over the marina.

BALCONY

This is a great outside space where you could place your outside furnishings and can sit back and watch the world go by and watch the views over the marina.

MAIN BEDROOM

14' 2" x 12' 1" (4.34m x 3.70m) Good size main bedroom with plenty of space for your furnishings and decorated in a neutral tone with neutral colour carpet.

BEDROOM THREE

9' 3" x 6' 7" (2.83m x 2.02m) Single bedroom that could also be used as a study for work from home, neutrally decorated with neutral carpet and a built-in cupboard.

BATHROOM

12' 0" x 4' 11" (3.66m x 1.52m) This great sized bathroom is finished in waterproof panel boarding and a modern bathroom suite, wash basin with storage cabinet under and a light up mirror, plenty of space for extra storage if required, Bath with shower attachment overhead, decorated in a neutral tone

ENSUITE

6' 5" x 3' 10" (1.96m x 1.18m) Modern ensuite with shower cubicle, wash basin and w/c. Complemented in grey tones on the tiling and flooring.



OTHER INFORMATION

MATERIAL INFORMATION

- *Rental Price – £1700 pcm
- *Holding Deposit – One Weeks Rent (£)392
- *Security Deposit – Five Weeks Rent (£)1961.00 (Including the Holding Deposit)
- *Length of Tenancy – 12 months minimum
- *Council Tax Band - G
- *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

MOORING AVAILABLE BY SEPARATE NEGOTIATION.

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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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