



## Cadgwith Place

Port Solent, Portsmouth, PO6 4TD

**Three Bedroom Town House with Car Port**

RENT

**£1,450 pcm**

# Property Features

- Unfurnished
- 3 Bedrooms
- Shower Room/Utility Room
- Kitchen/Dining Room
- Modern Fully Fitted Kitchen
- Double Glazing Throughout
- Large Mature Enclosed Garden & Shed
- Balcony
- Driveway and Carport Parking
- Visitor Parking Close by

## LOCATION

This home is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the quiet west side of the marina development. There is ample parking on the property with a car port, and driveway parking.

For the yachtsman Ports Solent is an ideal location with easy access to moorings that can be rented. The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel, with mooring normally available for rental.

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 lifestyle destination.

And with The Boardwalk, Port Solent's relaxing waterside experience, where you can eat, shop or take in a movie only a few minutes walk away, this property location couldn't be any better.

## DRIVEWAY AND CARPORT

The property is approached from the front driveway (12.09m x 2.91m) which leads to the gated carport entrance area.

Within the carport area there are two storage cupboard which also houses the mains services.

The carport (4.88m x 2.88m) has a tiled floor, lighting, security intercom, door bell, and water tap and leads to the front door.

## HALLWAY

10' 3" x 5' 6" (3.14m x 1.68m) Through the front door into the hallway, you will find doors to the kitchen/dining room, utility room/shower room, bedroom 3, storage cupboard and stairs to the 1st floor.

You will find light wood laminate flooring and a light modern decor throughout.

## CUPBOARD

1' 11" x 1' 0" (0.59m x 0.31m) Storage cupboard with ample space for hanging or storage.



### UTILITY/Shower ROOM

7' 6" x 6' 5" (2.30m x 1.96m) Here you will find a partially tiled family utility/shower room, comprising of a white low level wc, sink with mirror over, shaver socket/light, 2 door cupboard, ceiling lighting and tile-effect vinyl flooring, along with space and plumbing for a washing machine.

### BEDROOM 3

10' 9" x 5' 5" (3.28m x 1.67m) With a window facing the front aspect of the property bedroom 3 is a good sized single room with light carpet, light decor, ceiling lighting, roman blind and coving.

### KITCHEN/DINING ROOM

15' 4" x 11' 8" (4.68m x 3.58m) Overlooking the rear garden is the modern kitchen/dining room, with a large window and patio doors leading to the enclosed garden.

This bright and airy room is great for entertaining and appears to seamlessly extend into the garden and patio area.

A comprehensive range of kitchen units and breakfast bar to both the floor and walls with light wood doors with contrasting black marble worktops. The appliances are fully integrated and comprise of, AEG stainless steel fan oven and grill, ceramic hob, built in dishwasher, fridge, freezer and microwave.

There is a stainless steel corner sink with mixer tap.

Decorated with light neutral decor throughout, light tiling to the walls and ceramic tiled flooring.

The kitchen benefits from under floor heating, ceiling lighting, TV and telephone point and a summer ventilation system outlet.

### REAR GARDEN

The enclosed rear garden is mainly laid to raised decking and benefits from a large number of mature shrubs and plants.

The garden is serviced by outside power, lighting and water and comes complete with a garden shed.

### STAIRS TO 1ST FLOOR LANDING

From the 1st floor landing you will find the living Room, family bathroom and bedrooms 1 & 2. Loft hatch, smoke alarm and wave mirror.

### LIVING ROOM

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

Light, bright and airy, this room has light laminate wood flooring with light decor throughout and has the added benefit of ceiling heating and lighting so there are no radiators throughout the house.

Coving, TV point and door entry intercom complete this comfortable living space.



## BALCONY

14' 7" x 5' 8" (4.45m x 1.75m) Slatted wooden flooring, slatted wooden handrail, outside lights.

## BEDROOM 1

8' 11" x 11' 6" (2.74m x 3.52m) With a double glazed window overlooking the enclosed rear garden, bedroom 1 is a good sized double with neutral carpet and light decor to walls and ceilings, there is coving, ceiling lighting and heating along with a built in double mirror door wardrobe.

## BEDROOM 2

11' 6" x 6' 0" (3.53m x 1.84m) Bedroom 2 is a single bedroom overlooking the enclosed rear garden. This room has neutral carpet, light and feature decor to walls and ceilings, a built in double mirror door wardrobe with shelving and hanging space, ceiling lighting, heating, roller blind and coving.

## FAMILY BATHROOM

7' 8" x 4' 9" (2.35m x 1.45m) The floor is of light neutral carpet with fully tiled walls, the white suite comprises of a low level WC, bath with shower attachment over, a sink and pedestal with mirror and light over, electric towel warmer and shelving.

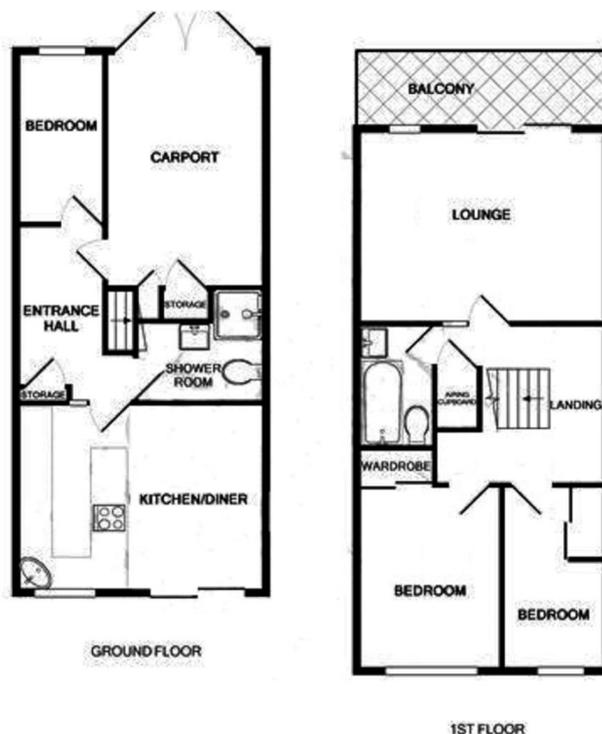
## GENERAL INFORMATION

### 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

## 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.



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

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