



Tintagel Way

Port Solent, Portsmouth, PO6 4SS

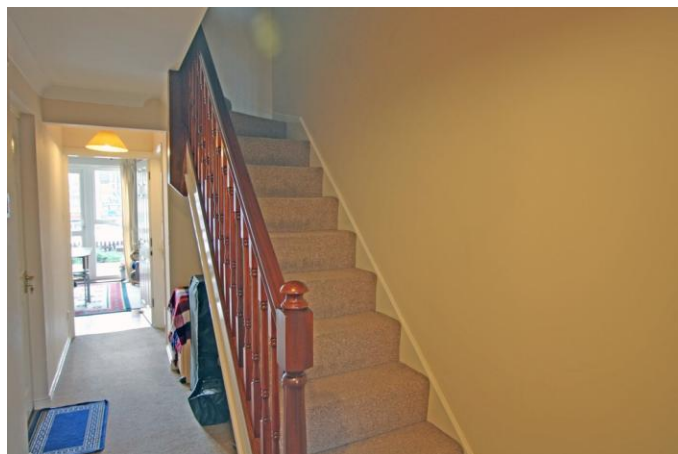
Three Bedroom Town House with Garage

RENT

£1,695 pcm

Property Features

- Marina Views
- Good Size Kitchen/Diner
- South Facing Marina Side Garden
- Integral garage
- Gas Fired Central Heating
- Cloakroom
- Living Room with Marina View Balcony
- Family bathroom
- 3 Bedrooms – 2 with En-Suite Facilities
- Mooring Available by Separate Negotiation



PROPERTY DESCRIPTION

FRONT GARDEN AND DRIVEWAY

Private parking on the driveway

ENTRANCE HALL

Neutral decor with light carpet, access to integral garage, kitchen/diner and stairs to the 1st floor landing. Central heating radiator, alarm controller, ceiling lighting, door bell and smoke alarm.

COAT CUPBOARD

With hanging and floor storage space

CLOAKROOM

Neutral decor with light vinyl flooring. White coloured suite comprising of a low level WC, sink incorporated into a vanity unit, central heating radiator, mirrors extractor and ceiling lighting.

INTEGRAL GARAGE

Up an over door to the front aspect with door from hallway, power points, lighting and water

KITCHEN/ DINER

Fully fitted, gloss white kitchen comprising of a comprehensive range of wall and floor units with marble effect worktop.

Stainless Steel Electric Fan Oven

Stainless Steel Gas Hob

Extractor

Indesit Free Standing Fridge Freezer

Zanussi Washing Machine

Space and plumbing for a dishwasher



Gas Central Heating Boiler, stainless steel 1½ bowl sink, light wood laminate flooring.

Double Glazed windows and door leading to the sunny south facing marina side garden.

MARINA SIDE GARDEN

Secure, low fenced garden with sunny south facing aspect, backing directly onto the marina. Laid mainly to patio stones stepping down to the rear gate and mature shrubs. This is a fantastic place to sit and relax after a busy day and watch marina life.

STAIRS TO 1ST FLOOR LANDING

Light decor, and neutral carpet, with doors to the living room, family bathroom and bedroom 2. Ceiling lighting and telephone point.

LIVING ROOM

Stunning views across the marina from this sunny south facing living room. Light decor and carpet, TV and telephone points, ceiling lighting, central heating radiator, and double glazed windows and door to the marina facing balcony.

MARINA VIEW BALCONY

Elevated views across the marina and towards The Boardwalk and main marina fairway. The balcony is an excellent addition and extension of space to any marina property.

FAMILY BATHROOM

With "Jack and Gill" doors from both the landing and bedroom 2, this room has a full white suite comprising of bath with shower over, low level WC, sink inset to a vanity unit, and has fully tiled walls with central heating radiator and ceiling lighting.

BEDROOM 2

Double room with views over the front aspect of the property through the double glazed windows. Light carpet with light decor. Central heating radiator, curtains and ceiling lighting.

STAIRS TO THE 2ND FLOOR LANDING

Light decor, and neutral carpet, with doors to the main bedroom and bedroom 3



MAIN BEDROOM

Overlooking the marina with excellent views through the eaves Velux window, the main bedroom is a good double with built in mirror door wardrobes, light decor and carpet, telephone and TV points, central heating radiator and ceiling lighting.

MAIN BEDROOM EN-SUITE

Corner shower, sink with pedestal and built in low level WC make up this en-suite. Finished with vinyl flooring, fully tiled walls, ceiling lighting and loft hatch.

BEDROOM 3

Velux window in the roof eaves overlooking the front of the property with views across the chalk hills of Portsdown. Light carpet and decor, ceiling lighting, central heating radiator and ceiling lighting. Door to the Airing Cupboard housing the hot water tank.

MATERIAL INFORMATION

- *Rental Price – £1695pm
- *Holding Deposit – One Weeks Rent (£)391.15
- *Security Deposit – Five Weeks Rent (£)1955.76
- *Length of Tenancy – 12 months
- *Council Tax Band - F
- *Property Construction – Brick and timber frame
- *Electricity Supply – Mains Supply
- *Water and Sewerage – Mains Supply
- *Heating – Gas Central Heating
- *Broadband – Fibre available
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Garage and Driveway Parking
- *Restrictions – Subject to covenants of management company
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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