



Cadgwith Place

Port Solent, Portsmouth, PO6 4TD

Three Bedroom Town House with Car Port

RENT

£1,550 pcm

Property Features

- 3 Bedroom Unfurnished Property
- 2 Bedrooms Ensuite
- Enclosed Rear Garden
- Driveway Parking & Carport
- Balcony to Living Room
- Kitchen / Dining Area
- Double Glazed throughout
- Gas Central Heating
- Close to Port Solent Boardwalk

OVERVIEW

Located in the heart of Port Solent, this property's garden faces due west and therefore has the benefit of sunshine throughout the afternoon and evening. There is a patio area directly outside the kitchen patio doors, with outside lighting. The remainder of garden is laid mainly to grass. Large garden shed at the foot of the garden with rear pedestrian access to the garden. 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, there are usually many moorings available to rent in close proximity to the property, either privately or through the marina operators, Premier Marinas. With the bars and restaurants of The Boardwalk only a 5-minute walk away, this property will make the perfect lifestyle home.

DRIVEWAY & CARPORT

You approach the property from Cadgwith Place, and you are met with off road parking in a quiet cul-de-sac location, with visitor parking immediately opposite the property.

There is the addition of a carport to the front of the property with storage cupboards, intercom, water and electricity.

HALLWAY

10' 11" x 7' 4" (3.35m x 2.25m) Through the front door into the hallway, you will find doors to the kitchen/dining area, utility Room/shower Room, bedroom 3/study, storage cupboard and stairs to the 1st floor. You will find carpet to the ground floor with a wall mounted radiator, bright decor throughout, and ceiling lighting.

BEDROOM 3/STUDY

10' 9" x 5' 6" (3.29m x 1.69m) With a double-glazed window facing the front aspect of the property bedroom 3 is a good sized single room with newly laid neutral carpet, bright decor, ceiling lighting and wall mounted radiator.

UTILITY/SHOWER ROOM

7' 6" x 6' 4" (2.30m x 1.95 into showerm) Fully tiled shower cubicle, low level wc, basin with vanity unit underneath, shaving point, ceiling heating controller, Zanussi washing machine. Fully tiled walls and white painted ceiling, and ceiling lighting.



STORAGE CUPBOARD

2' 10" x 1' 10" (0.87m x 0.57m) Max Storage cupboard with ample space for hanging and storage.

KITCHEN / DINING AREA

15' 5" x 11' 9" (4.70m x 3.59m) This well-equipped kitchen/dining area leads on from the hallway and has the added benefit of a breakfast bar. Boasting an extensive range of wall and floor units with contrasting dark work top, ceramic tiled splashback and vinyl flooring.

The range of fitted appliances are extensive and consist of:

- Zanussi built-in fridge freezer
- Zanussi Oven and Grill
- Hotpoint Ceramic Hob and Extractor Hood
- Built-in Zanussi Dishwasher
- Zanussi Microwave Oven

Finished with ceiling lights, wall mounted radiator, 1 1/2 bowl composite sink, gas combi boiler, double glazed window and patio doors overlooking the garden.

STAIRS TO FIRST FLOOR LANDING

From the open plan 1st floor landing you will find the living room, family bathroom and bedroom 2.

The stairs and landing are carpeted with walls and ceilings painted to a neutral colour.

LIVING ROOM

15' 4" x 12' 0" (4.68m x 3.66m) Off the landing you will find this good-sized living room with double glazed patio doors and side window, onto the balcony.

This room is as spacious as it is practical and yet still retains that warmth and charm. Light, bright and airy, this room has neutral carpet with light decor throughout and has the added benefit of central heating and ceiling lighting. Coving, TV point and door entry intercom complete this comfortable living space. Through the patio doors you will find the warm, sunny southeast facing balcony with views overlooking the marina.

SUNNY SOUTHEAST FACING BALCONY

15' 5" x 4' 11" (4.70m x 1.50m) Patio doors lead onto the balcony which stretches across the full width of the property with southeast views of the quiet marina cul-de-sac and views across the marina. The balcony has outside lighting.

BEDROOM 2

15' 5" x 15' 4" (4.71m x 4.68m) max Bedroom 2 is a double bedroom overlooking the rear aspect through the double-glazed windows.

This room has neutral carpet, light decor to walls and ceilings, central heating, a built-in double mirror door wardrobe with shelving and hanging space, and is finished with ceiling lighting, corner alcove for either storage or additional wardrobes and coving. There is a door to the family shower room/en-suite.



FAMILY SHOWER ROOM / ENSUITE

7' 9" x 4' 9" (2.37m x 1.45m) Offering a white suite comprising of a low-level WC, sink with pedestal and a shower. Fully tiled with white and blue wall tiles and white painted ceiling. Ceiling lighting and a chrome towel rail and radiator.

STORAGE CUPBOARD

2' 11" x 2' 4" (0.91m x 0.72m) With shelving for that all important storage.

UNDER STAIRS STORAGE CUPBOARD

6' 7" x 2' 9" (2.03m max x 0.85m) Light decor to walls and ceiling, this under stairs cupboard is a useful addition to any property for all your storage needs.

STAIRS TO SECOND FLOOR LANDING

From the open plan 1st floor landing you take the stairs to the 2nd floor landing. The stairs and landing are carpeted and have painted walls, handrails and ceilings. There are doors off to the Main Bedroom. The velux window lightens up this landing area.

MAIN BEDROOM

15' 5" x 14' 6" (4.70m x 4.43m into eaves) This double bedroom is full of character with three velux windows in the roof and built in double sliding door wardrobe and a large eaves storage cupboard. Carpeted with light decor and a central heating radiator. There is a ceiling lighting, TV and telephone points.

MAIN BEDROOM ENSUITE

7' 11" x 8' 10" (2.43m x 2.71m) Offering a corner shower, low level wc, bath and sink with pedestal, ceiling light and vinyl flooring, this is the perfect addition to any main bedroom. The velux window allows in natural light and the radiator will keep this room warm in winter.

OTHER INFORMATION - MATERIAL INFORMATION

- *Rental Price – £1550.00 pcm
- *Holding Deposit – One Weeks Rent (£)357.69
- *Security Deposit – Five Weeks Rent (£)1788.46 (Including the Holding Deposit)
- *Length of Tenancy – 12 months minimum
- *Council Tax Band -F
- *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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446