



**Tintagel Way**

Port Solent, Hampshire, PO6 4SS

**Two Mid Terraced House with Allocated Parking**

RENT

**£1,250 pcm**

# Property Features

- 2 Bedrooms
- Off Road Parking
- Marina Location
- Garden
- Balcony off Bedroom 1
- Fitted Kitchen
- Cloakroom
- Bathroom
- Close to Bars and Restaurants of Port Solent
- Available February 2026

## OVERVIEW

### DRIVEWAY

There is driveway parking for one car and residents/visitor parking opposite.

### ENTRANCE HALL

4' 11" x 2' 10" (1.5m x .88m) From the front door you enter the entrance hallway. Neutral decor and carpet, radiator, coat hooks, ceiling lighting PIR and Electrical fuse box. Door to Living Room.

### LIVING ROOM

16' 6" x 12' 2" (5.03m x 3.71m) This living room has light carpet flooring, windows to the front with blinds and with doors to the hallways, front and back. There are two radiators, ceiling lighting and a PIR.

### HALLWAY

9' 6" x 2' 9" (2.92m x .84m) At the rear of the living room there is a hallway that leads to the back door, there is also a door to the cloakroom, kitchen and stairs to the landing. The flooring is light carpet. There is a radiator, PIR and light décor.

### KITCHEN

8' 10" x 6' 0" (2.71m x 1.85m) Fully fitted light gloss effect kitchen with contrasting laminate wood effect worktop. The appliances included are an electric oven and gas hob with extractor hood over, gas boiler servicing the heating of the property and space/plumbing for a washing machine and dishwasher. There is vinyl flooring and a window overlooking the back garden.



### **CLOAKROOM**

5' 0" x 2' 9" (1.54m x .85m) The cloakroom has an opaque window to the rear of the property, vinyl flooring, there is a low-level WC, corner wall mounted sink, ceiling lighting and radiator.

### **GARDEN**

30' 11" x 12' 11" (9.44m x 3.96m) The garden is fully enclosed on all sides with rear gated access. Laid mainly to shingle with patio area. Rear gate providing access to access path.

### **STAIRS TO FIRST FLOOR LANDING**

With light carpet, the stairs and landing are neutral in décor and have dark wood handrails and balustrades. There are doors to both bedrooms and the family bathroom.

### **BEDROOM 2**

10' 2" x 9' 3" (3.11m x 2.82m) A double room with light coloured carpet, light décor with blinds to the window overlooking the rear garden. There is the addition of an airing cupboard housing the water tank and slatted shelving.

### **FAMILY BATHROOM**

5' 11" x 6' 3" (1.82m x 1.93m) The suite includes a low level WC, bath with shower attachment over and a hand wash basin. There is vinyl flooring and light décor to walls and ceiling and central heating radiator.

### **BEDROOM 1**

12' 2" x 10' 0" (3.71m x 3.07m) Good sized double with a door and windows leading to the balcony at the front of the house. This room has neutral decor and carpet, ceiling lighting and central heating radiator.

### **BALCONY**

There is a wooden balcony to the front elevation, which is accessed from the main bedroom, this balcony overlooks the drive at the front of the property.



## MATERIAL INFORMATION

- \*Rental Price – £1250 pcm
- \*Holding Deposit – One Weeks Rent (£)288.46
- \*Security Deposit – Five Weeks Rent (£)1442.30
- \*Length of Tenancy – 12 months
- \*Council Tax Band - D
- \*Property Construction – Brick and Timber frame
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Gas Central Heating
- \*Broadband – Fibre to Cabinet
- \*Mobile Signal – ADSL Fibre Checker (openreach.com)
- \*Parking – Off Road allocated parking
- \*Restrictions – Subject to estate covenants
- \*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- \*Accessibility - Accommodation is 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. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



**Ground Floor**



**First Floor**

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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