



Tintagel Way

Port Solent, Hampshire, PO6 4SS

2 Bedroom - End Terraced House with Parking

RENT

£1350 pcm

Property Features

- 2 Bedroom End of Terrace
- Balcony
- Gas Central Heating
- Private Parking
- Secure/Private Garden
- Marina Location
- Cloakroom
- Family bathroom
- Close to Bars and Restaurants
- Unfurnished

Full Description

DRIVEWAY

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

ENTRANCE HALL

4' 11" x 2' 10" (1.50m x 0.88m) From the front door you enter the entrance hallway. There is an outdoor inset mat and laminate flooring along with an alarm keypad, radiator, coat hooks, ceiling lighting PIR and Electrical fuse box. Door to Living Room.

LIVING ROOM

16' 7" x 12' 2" (5.06m x 3.71m) This dual aspect living room has light wood effect laminate flooring, windows to the front and side, both with venetian blinds and voiles 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 0.84m) 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 wood effect laminate. There are a radiator, PIR and light décor.

KITCHEN

8' 10" x 6' 0" (2.71m x 1.85m) Fully fitted white oak effect kitchen with marble effect laminate work top. The appliances included are a standalone fridge freezer, electric oven and hob with extractor hood over and a Potterton gas boiler servicing the heating of the property. There is vinyl flooring, ceiling heating and a window overlooking the back garden.



CLOAKROOM

5' 0" x 2' 9" (1.54m x 0.85m) The cloakroom has an opaque window to the rear of the property, and vinyl flooring, there is a low level WC, corner wall mounted sink, ceiling lighting and radiator.

REAR GARDEN

30' 11" x 12' 11" (9.44m x 3.96m) The rear garden is fully enclosed on all sides with a brick wall to the pavement side and bottom where there is also gated access. There is a patio area directly as you step out of the house with a path and shingle to the remainder of the garden. There is the added benefit of a water tap as well.

STAIRS TO 1ST FLOOR LANDING

With quality 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 a two-mirror door wardrobe built in. There is light coloured quality carpet, light décor and curtains 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) This is a bright room with opaque window to the side (south) elevation. The suite includes a low-level WC, bath with shower attachment over and a hand wash basin. There is light vinyl flooring and light décor to walls and ceiling, central heating radiator, shaver socket and loft access.

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 a light quality carpet, light décor, ceiling lighting and central heating radiator. There is the addition of a double mirror door wardrobe-built in.

BALCONY

Wooden balcony to the front elevation which is accessed from the main bedroom, this balcony overlooks the drive at the front of the property and has restricted views to the marina where the mooring for this property is located.





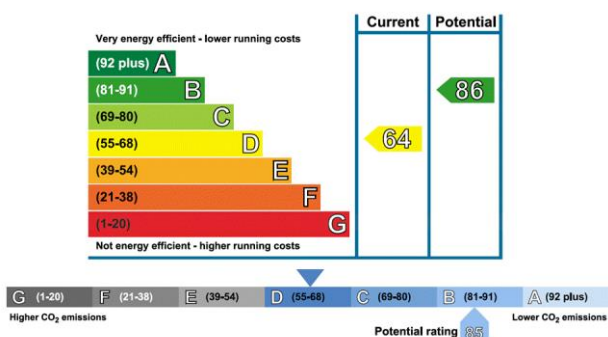
MATERIAL INFORMATION

- Price (£) - 1350 per calendar month
- Holding Deposit - One Week Holding Deposit £311.53
- Deposit - Five weeks rent £1557.69 (including the One Week Holding Deposit)
- Council tax band (England, Wales and Scotland) - Band D
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- On Driveway
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Current Gas Safety for Boiler and Hob and current Electrical Installation Condition Report



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.



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

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