



Tintagel Way, Port Solent,
Portsmouth, Hampshire, PO6 4SS
3 Bedroom Marina Side Townhouse

RENT
£1,895 pcm

Property Features

- 3 Bedrooms - 1 en-suite
- Gas Fired Central Heating
- Marina Views
- Living Room with Marina Facing Balcony
- Good size Kitchen/Diner
- Cloakroom
- South Facing Marina Garden
- Part furnished end of terrace Townhouse
- Integral Part Garage/Storage
- Walking distance to bars and restaurants



Full Description

Located in the heart of Port Solent, this property's garden faces south and therefore has the benefit of sunshine throughout the day. There is a patio area directly outside the kitchen patio doors, with outside lighting. The remainder of garden is presented with mature hedging and paving slabs, and has rear access to the marina.

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.

Viewing is highly recommended

DRIVEWAY

At the front of the property is a private driveway with a path leading to the front door. There are mature borders to one side (managed by the estate management) an outside light, doorbell and access to gas and electricity meters.

Tintagel way is a cul-de-sac and therefore is quiet to passing traffic. There is also the added benefit of visitor parking opposite.

GARAGE/STORAGE

10' 4" x 8' 2" (3.16m x 2.50m) A fantastic asset in any marina property, the garage has access from the up and over door at the front of the house and contains a small, shelved area up to a stud walls. The second section of the garage can be accessed from the hallway via internal door. This handy room would make a great storage/office. This space is completed with power, lighting, and water.



ENTRANCE HALLWAY

Neutral décor with light wooden flooring, access to Integral storage room, cloakroom, kitchen/diner and stairs to the 1st floor landing. Central heating radiator, ceiling lighting, doorbell and smoke alarm.

CLOAKROOM

4' 9" x 3' 1" (1.45m x 0.94m) This handy cloakroom is ideal for visiting guests and consists of a basin and WC, light décor and flooring.

KITCHEN/DINING ROOM

15' 7" x 9' 2" (4.76m x 2.81m) Good sized kitchen/dining area with light wooden flooring underfoot and bright clean décor throughout, this room is a very social area. Kitchen units are white gloss with contrasting work top and stainless steel sink.

Appliances include the following:

- Integrated Fridge Freezer
- Cooker
- Microwave
- Ceramic Hob and Extractor
- Dishwasher
- Washing Machine

There is a gas central heating boiler, radiator and ceiling lighting.

Dining Area

Dining table and four chairs

Views of the marina and waterside garden through the double glazed doors and windows.

GARDEN

South facing rear garden gives all day sunshine to this property. The garden is well presented and offers privacy as well as colour and beauty. The garden is fenced with a gate at the bottom which leads onto the mooring area (No mooring included) and also features a large shed which could be handy for additional storage.

STAIRS TO FIRST FLOOR LANDING

Light décor, and neutral carpet underfoot, with doors to the living room, family bathroom and bedroom 2. Ceiling lighting.

LIVING ROOM

15' 7" x 11' 5" (4.77m x 3.49m) The living room is light and airy and features dual aspect windows and doors which floods room with natural light. The lounge has light décor and a wood laminate floor, two radiators and doors to the south facing balcony which looks onto the marina.



BATHROOM

8' 11" x 5' 2" (2.72m x 1.58m) This modern bathroom is light and has a real warm feeling which is echoed via the "mood lighting" in the built-in tiled shelves. The bathroom is complete with mains shower over the bath, WC and basin.

BEDROOM 3

9' 4" x 8' 1" (2.85m x 2.47m) Located at the front of the property this room has light décor, Grey carpet, radiator and UPVC double glazed window.

STAIRS TO SECOND FLOOR

Light décor, and neutral carpet underfoot, with doors to the main bedroom and bedroom 2.

BEDROOM 2

13' 6" x 12' 3" (4.14m x 3.74m) Located at the front of the property this room has light décor, wood laminate floor underfoot, radiator and Velux window. This bedroom also has a handy store cupboard where the hot water tank is located.

BEDROOM 1

12' 4" x 11' 6" (3.76m x 3.53m) Located to the rear of the property this large eaves bedroom has an en-suite which is complete with WC, Shower cubicle with mains shower and basin. The bedroom is light in décor, has a UPVC Double Glazed window overlooking the marina and has a grey carpet underfoot.

EN-SUITE

8' 4" x 2' 11" (2.56m x 0.91m) Complete with WC, Shower cubicle with mains shower and basin.

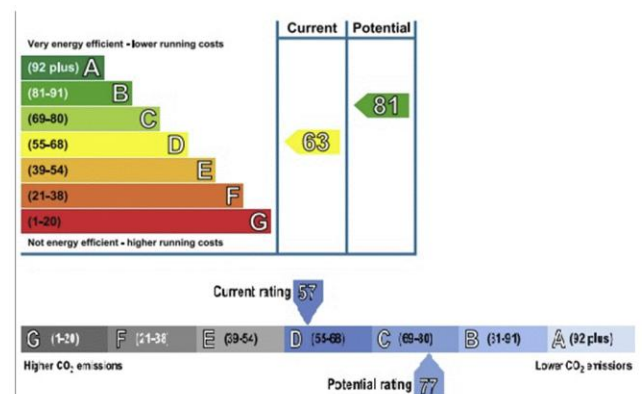
MATERIAL INFORMATION

- *Rental Price – £1895 pcm
- *Holding Deposit – One Weeks Rent (£)437.30
- *Security Deposit – Five Weeks Rent (£)2186.53
- *Council Tax Band - F
- *Property Construction – Brick and block construction
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Gas Central Heating
- *Broadband – Fibre to box
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Driveway Parking and additional visitor parking in road
- *Restrictions – Subject to lease restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)



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