



## Cadgwith Place

Port Solent, Portsmouth, PO6 4TD

**Three Bed Mid Terraced House with 11 M Mooring**

RENT

**£1,750 pcm**

# Property Features

- Three Bedrooms
- Unfurnished Property
- Quiet location
- Private Parking
- Private 11 Metre Mooring
- Kitchen / Dining Room
- Lounge with Balcony overlooking Marina
- Electric Heating
- Close to Bars & Restaurants
- Neutral Carpets and Decor



## OVERVIEW

This three bedroom waterside property, is now available for rent on an unfurnished basis. Situated in Cadgwith Place, Port Solent, the South Coast's popular marina complex.

With the Boardwalk only a few minutes' walk away, Port Solent offers an excellent array of bars, restaurants and, shops, as well as a David Lloyd gym and multi-screen cinema for that relaxing waterside experience.

For the keen yachtsman, Port Solent is accessed via a 24/7 manned lock, and the marina provides safety and security for both yachtsman and vessel.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

## PROPERTY DESCRIPTION

This three bedroom Marina Townhouse offer accommodation over three floors with a main bedroom and en-suite overlooking the marina, as does the living room, balcony and kitchen/breakfast room.

There are a further two bedrooms, family bathroom and cloakroom. South Facing Marina side garden leads to the mooring at the foot of the garden which will accommodate a vessel of up to 11.3 metres length overall. (mooring is subject to annual fees)

This property has just has neutral carpets and decor throughout the property with tiled flooring on the ground floor.

All windows and patio doors have recently been replaced with UPVC double glazing.

The kitchen comes complete with Built In Oven and Grill, Microwave, ceramic hob, dishwasher, tumble dryer and under counter fridge and freezer.



## MEASUREMENTS

Cloakroom: 7' 6" x 3' 3" (2.31m x 1.01m)  
Kitchen/dining room: 14' 10" x 12' 1" (4.54m x 3.69m)  
Living room: 18' 7" x 12' 1" (5.68m x 3.69m)  
Balcony: 12' 1" x 5' 3" (3.69m x 1.61m)  
Bedroom 1: 18' 8" x 12' 1" (5.70m x 3.69m)  
Bedroom 1 Ensuite: 4' 0" x 6' 5" (1.23m x 1.97m)  
Bedroom 2: 12' 1" x 12' 2" (3.69m x 3.73m)  
Bedroom 3: 12' 3" x 6' 7" (3.74m x 2.02m)  
Bathroom: 12' 3" x 5' 1" (3.74m x 1.55m)  
Mooring will accommodate a vessel of up to 11.3 metres max.

## MATERIAL INFORMATION

- \*Rental Price – £1750 pcm
- \*Holding Deposit – One Weeks Rent (£)403.84
- \*Security Deposit – Five Weeks Rent (£)2019.23
- \*Council Tax Band - F - Portsmouth City Council
- \*Property Construction – Brick and Timber Framed
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Electric underfloor heating and ceiling heating panels
- \*Broadband – Fibre to cabinet
- \*Mobile Signal – ADSL Fibre Checker ([openreach.com](http://openreach.com))
- \*Parking – Car port and Driveway parking
- \*Restrictions – Subject to management company covenants
- \*Flooding - Refer to ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))
- \*Accessibility - Accommodation arranged over 3 floors



**VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE LIFE HOMES**

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		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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