



**Coverack Way**

Portsmouth, Hampshire, PO6 4SX

**Three Bedroom Town House with Car Port**

RENT

**£1,650 pcm**

# Property Features

- 3 Bedrooms
- Carport & Driveway
- Marina Views
- Garden
- Integrated Kitchen Appliances
- Cloakroom
- Family Bathroom
- En suite
- Close to Bars and Restaurants
- Available September

## Full Description

### PORT SOLENT

Located on the south west side of Port Solent marina, this property's garden benefits from southeast views of the marina and therefore has the benefit of sunshine throughout the best part of the day to the large quiet Waterside Garden. There is a patio area with outside lighting, water and power outlets. A delightful paved area with marina views with the remaining garden laid to gravel leading to the waters edge.

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.

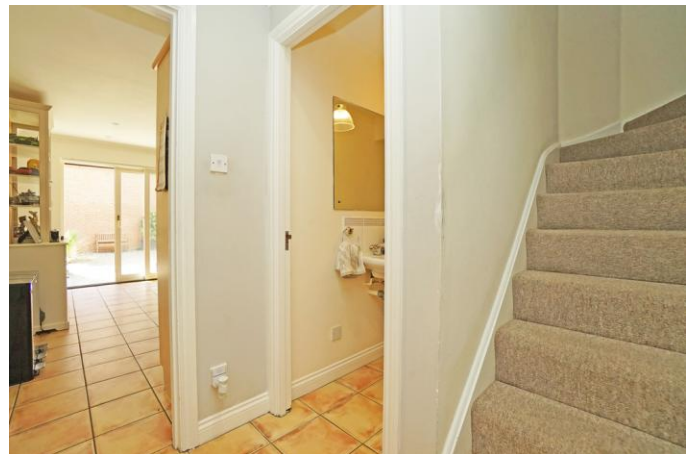
With the bars and restaurants of The Boardwalk only a 10 minute walk away, this property will make the perfect lifestyle home.

### CARPORT & DRIVEWAY

Finished with tiled flooring and light painted walls. Ideal for tenants with two vehicles and has the added benefit of having two storage cupboards within the carport.

### CLOAKROOM

7' 6" x 2' 11" (2.29m x 0.90m plus recess for washer/dryer)  
This handy Cloakroom is located off the hallway and is finished with light terracotta tiled flooring and neutral décor. The cloakroom also contains a washing machine.



## KITCHEN & DINING ROOM

14' 10" x 12' 1" (4.54m x 3.69m) Light wood kitchen units with integrated fridge, freezer, dishwasher, oven and grill. Finished with grey worktops, light coloured walls and light terracotta tiled floor and underfloor heating. Patio sliding doors into the private garden.

## GARDEN

Private enclosed garden finished with a paved patio and easy maintenance shingled area.

## LOUNGE

18' 4" x 12' 0" (5.61m x 3.68m) Presented with light décor and neutral coloured carpet this large living room has the added benefit of a balcony with views of the marina.

## BALCONY

13' 1" x 7' 8" (4.00m x 2.34m) Located off the lounge through the patio doors, this area of the property is great place to spend summer evenings looking onto the Marina.

## BEDROOM THREE

12' 5" x 6' 2" (3.81m x 1.88m) The large single bedroom is finished with neutral colour carpet and light décor.

## FAMILY BATHROOM

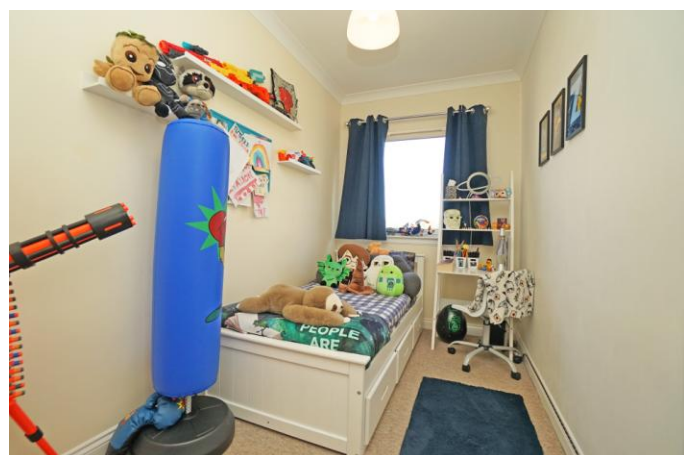
12' 4" x 5' 7" (3.77m x 1.71m) This large family bathroom is located at the front of the property and has a light a bright feel to it. Consisting of a WC, basin and bath with shower above.

## BEDROOM TWO

12' 4" x 12' 1" (3.77m x 3.70m) Located at the front of the property, this large double bedroom benefits from a built in wardrobe and is finished off with neutral colour carpet and light décor to walls

## MAIN BEDROOM

18' 3" x 12' 1" (5.57m x 3.69m) Located to the rear of the property this large double bedroom has two built in wardrobes and a Juliette Style balcony looking over the Marina. Finished off with light coloured walls and neutral colour carpet.



## ENSUITE

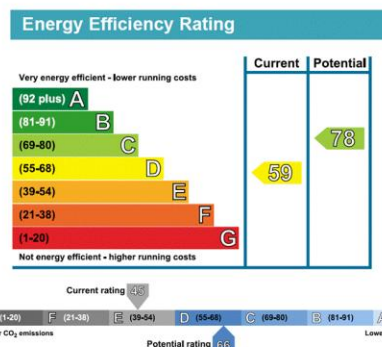
6' 7" x 3' 10" (2.01m x 1.19m) Located off the main bedroom on the top floor, the en suite has a WC, basin and good sized shower cubicle. Light coloured vinyl flooring and gold and chrome taps finish off the en suite.

## MATERIAL INFORMATION

- \*Rental Price – £1650 pcm
- \*Holding Deposit – One Weeks Rent (£)380.76
- \*Security Deposit – Five Weeks Rent (£)1903.84
- \*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)
- \*Parking – Car port and Driveway parking
- \*Restrictions – Subject to management company covenants
- \*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- \*Accessibility - Accommodation arranged over 3 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.



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