



## Cadgwith Place

Port Solent, PO6 4TD

**3 Bedroom Town House**

RENT

**£1,650 pcm**

# Property Features

- Marina Location
- Enclosed Rear Garden
- Three bedroom Town House
- Unfurnished property
- Spacious living room with Balcony
- Close to waterside restaurants and leisure facilities
- Private Parking
- Available Now

## Full Description

### 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 offers accommodation over three floors.

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

The property comprises an entrance hall, a fitted kitchen/dining room and cloakroom on the ground floor with access to private enclosed garden. On the first floor you will find a generous living room providing an ideal space for both relaxing and entertaining with balcony and bedroom 2. On the top floor, you will find the main bedroom with ensuite, bedroom 3 and bathroom.



Externally, the property enjoys off-road parking and a private outdoor space, while residents can take advantage of Port Solent's vibrant marina atmosphere, with its range of waterside restaurants, cafés, bars and leisure facilities all within easy walking distance.

### 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)

### 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](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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements