

Offers in Excess of £350,000

TINTAGEL WAY, PORT SOLENT, PO6 4SS



- Three Bedrooms (en-suite to the main bedroom)
- Entrance Hallway
- Fitted Kitchen/Breakfast Room Overlooking The Garden
- Study/Office (converted garage)
- Lounge With South Facing Balcony
- Bathroom & Separate Cloakroom
- Double Glazed Windows & Gas Central Heating
- Off Street Parking
- Enclosed Low Maintenance Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Property Reference: P2966

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



The Accommodation Comprises:-

Covered entrance with outside light and part double glazed composite front door to:

Entrance Hallway:-

Return staircase leading to the first floor, two radiators, wood effect laminate flooring, flat ceiling. Doors to:

Kitchen/Breakfast Room:-

12' 0" x 10' 2" (3.65m x 3.10m)

UPVC double glazed windows and door overlooking and accessing the rear garden. The kitchen is fitted with a modern range of matching base and eye level soft close units, incorporating a corner carousel unit and underlighting to the eye level units, roll top worksurfaces, single bowl single drainer sink unit inset with mixer tap and decorative splash backs, built in oven and gas hob with concealed extractor, integrated dishwasher, washing machine and fridge, contemporary radiator, space for a table and chairs if required, tiled flooring and flat ceiling.



Study/Office (garage conversion):-

13' 0" x 8' 0" (3.96m x 2.44m) Maximum Measurements

Built-in storage cupboards, radiator, work surface with additional storage below, space for appliances if required, flat and sloping ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



First Floor Landing:-

Continuation of stairs to the top floor, flat/sloping ceiling with spot lights inset. Doors to:

Cloakroom/WC:-

6' 0" x 2' 6" (1.83m x 0.76m)

White suite comprising close coupled WC, pedestal wash hand basin with tiled splash back, radiator and flat ceiling with spot lights inset and extractor.



Lounge:-

14' 2" x 12' 1" (4.31m x 3.68m)

A light and airy room with UPVC double glazed windows and door to the front elevation leading to the south facing balcony with wooden balustrade and glass panels inset, two radiators, TV aerial point and flat ceiling.



Bedroom Two:-

12' 1" x 10' 2" (3.68m x 3.10m)

UPVC double glazed windows and door to the rear elevation leading to a balcony with wooden balustrade overlooking the garden, two radiators and flat ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Top Floor Landing:-

Built in airing cupboard, flat ceiling with spot lights inset and access to the part boarded loft with light connected. Doors to:

Bedroom One:-

13' 6" x 9' 2" (4.11m x 2.79m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, flat ceiling. Door to:



En-Suite Shower Room:-

8' 9" x 2' 6" (2.66m x 0.76m)

White suite comprising tiled shower cubicle, pedestal wash hand basin, WC with concealed cistern and shelf above, part tiled walls, radiator, shaver socket, tiled flooring and flat ceiling with spot lights inset and extractor.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Bedroom Three:-

10' 3" x 6' 0" (3.12m x 1.83m)

UPVC double glazed window to the rear elevation, radiator and flat ceiling.



Rear Garden:-

To the rear there is an enclosed low maintenance garden with an Astro turf lawn, water tap and mature hedging.



Bathroom:-

7' 1" x 5' 8" (2.16m x 1.73m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with mixer tap and shower attachment, WC with concealed cistern and shelf above, integrated wash hand basin, part tiled walls, radiator, tiled flooring and flat ceiling with spot lights inset and extractor.



Outside:-

The property is located in a cul-de-sac location with block paved off street parking and guest parking available.

Agents Note:-

This property is subject to an annual maintenance/service charge which is currently £1081.01 which is reviewed yearly.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

