



Coverack Way

Port Solent, PO6 4SX

3 Bedroom UNFURNISHED Town House

RENT

£1,450 pcm

Property Features

- Townhouse in cul-de-sac Location
- 3 Bedrooms - 1 en-suite
- Private Enclosed Garden
- Separate Family Bathroom
- Lounge with patio doors to Balcony
- Private Parking for 2 cars
- Secure Carport for either parking or storage
- Close to the Bars, Shops, Cinema, Gym and Restaurants

Full Description

OUTSIDE

This fantastic marina home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in Coverack Way, a cul-de-sac, on the far east side of the marina development.

The front of the property is well tended by the maintenance company and is overlooked by the balcony, which is just off the living room.

The enclosed rear private garden has mature trees, shrubs and bushes, a patio area, and wooden shed.

There is ample separate parking on Coverack Way for visitors, with car parking space for 2 cars on the property.

For the keen yachtsman, the marina basin is only a few minutes walk from the property and has many moorings available for rent or sale.

Accessed via a 24/7 manned lock, 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.

GROUND FLOOR

Innovatively designed in the late 90's this home boasts a flexible combination of living space which can easily accommodate the needs of most people, the ground floor is heated by under floor heating, ensuring the contemporary lines of the property are not interrupted by radiators and comprises of the following:



DRIVEWAY

19' 7" x 9' 6" (5.98m x 2.90m) Brick Paved Drive with mature planted borders, outside light and post box, wrought iron gates to carport (All external gardening and maintenance is carried out by contractors)

CARPORT

15' 11" x 12' 2" (4.87m x 3.71m) Covered entrance way leading to the front door. Tiled floor, light decor, security entry phone, door bell, light, two storage cupboards, water and front door leading to:

ENTRANCE HALL

Through the front you are met with an entrance hall which is decorated throughout in light decor with slate effect laminate flooring. There are doors to the cloakroom and kitchen/diner as well as the stairs to the first floor.

CLOAKROOM

7' 6" x 3' 1" (2.30m x 0.96m) Slate effect laminate flooring, light decor to walls and ceiling and a suite comprising of a low level WC, wall mounted sink with mixer tap, ceiling lighting, and plumbing for a washer/dryer.

KITCHEN/ DINING ROOM

14' 7" x 11' 10" (4.47m x 3.63m) Through the door from the hall you will find the large, kitchen/dining room with patio doors leading to the enclosed garden.

The kitchen has a cream shaker style kitchen incorporating brushed steel handles and light wood effect work top.

The kitchen has an extensive range of floor and wall units and has a host of built-in appliance comprising of:-

- Built in CATA full height fridge freezer
- SMEG double oven and grill
- CATA ceramic hob
- Cooke and Lewis stainless steel and glass cooker hood and glass splash back
- Bosch slim line dishwasher
- Washer/Dryer
- Bianco white ceramic sink with swan neck mixer tap





In addition the kitchen benefits from under floor heating and TV/telephone points. Plenty of space for a dining table make this the perfect kitchen/diner. Patio Doors to the Garden.

GARDEN

31' 5" x 13' 1" (9.60m x 4.00m) This private north facing garden, has a laid patio directly outside the dining area with a wooden storage shed, mature trees, shrubs and bushes, ideal for those BBQs in the summer evenings. Complete with Power and lighting.

Stairs to 1st Floor Landing

First Floor

BEDROOM 3

12' 4" x 6' 2" (3.77m x 1.89m) Currently used as a home office, bedroom three overlooks the rear of the property and has a bright and airy feel. The walls and ceiling are painted in light decor with carpet underfoot, ceiling lighting and heating.

FAMILY BATHROOM

11' 5" x 5' 1" (3.50m x 1.56m) Light stone effect laminate flooring, modern large format tiles to the walls and a large frameless mirror are the canvas for this new family bathroom. The hand wash basin is circular with a mixer tap and is inset into a light wood vanity unit, there is a bath with light wood panelled surround with shower over and a low level WC and chrome radiator/towel warmer.

LIVING ROOM

18' 10" x 12' 1" (5.75m x 3.69m) This is a good sized room with light decor to walls and ceiling, light carpet underfoot and patio doors to the south facing balcony. Ceiling lighting, heating and intercom.

BALCONY

12' 5" x 6' 1" (3.80m x 1.86m) Overlooking the front of this property the balcony enjoys a sunny southerly aspect. Constructed of wood slatted flooring and panels, there is an electric awning, outside light and satellite dish.

Stairs to 2nd Floor Landing

Second Floor



MAIN BEDROOM

18' 11" x 12' 0" (5.78m x 3.67m) Overlooking the front aspect. This large main bedroom benefits from a large double built in wardrobe with an plenty of hanging and shelving, light decor and carpet underfoot with ceiling light and heating. Light streams in via the large triple pane window. Linked to the main bedroom en-suite this is a decent sized main bedroom. TV aerial point, ceiling heating control.

MAIN BEDROOM ENSUITE

6' 8" x 4' 1" (2.04m x 1.26m) Recently replaced, this ensuite is a modern addition to any home. There is a double shower enclosure, a built in low level WC and hand wash basin along with light tiled floor and walls.

BEDROOM 2

11' 6" x 11' 5" (3.51m x 3.48m) A generous double bedroom with a double built in mirror door wardrobe, carpet underfoot and light decor to walls and ceiling. There is ceiling lighting and heating with a double and single window to the rear aspect overlooking the private rear garden.

SECOND FLOOR LANDING

Two double storage cupboards with the hot water system, and plenty of storage and shelving space. Carpet and light decor, loft access to the good sized loft space.

OTHER INFORMATION

Holding Fee - One Weeks Rent

Deposit - Five Weeks Rent

Non Smokers

No Students

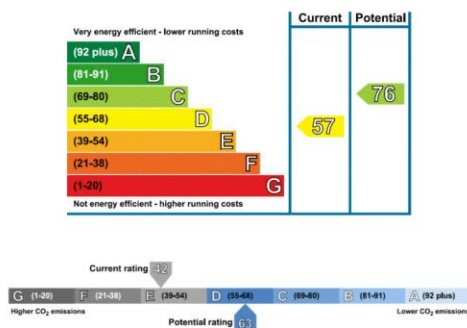
No Sharers

No Pets

Council Tax Band Band E - Portsmouth City Council

VIEWING BY APPOINTMENT THROUGH MARINA 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.



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