



## Newlyn Way

Port Solent, Hampshire, PO6 4TN

RENT

**£1,700 pcm**

Boasting a generous sized garden in Port Solent, this 3 bedroom property must be a prime consideration for those looking for extra space that love the marina lifestyle. Fenced and walled, this garden is laid to patio throughout with shingle borders to the sides.

\*\*\*AVAILABLE NOW\*\*\*



# Property Features

- Unfurnished
- Spacious Garden
- 3 bedrooms
- Conservatory
- Family Bathroom
- Utility/Shower Room
- Living Room
- Decked Balcony to Living Room
- Kitchen/Dining Room
- Double Glazed Throughout

## Full Description

### ENTRANCE PORCH

3' 10" x 3' 4" (1.17m x 1.02m) As you enter through the front door into the porch, you are met with the door to the inner hallway and a lockable storage cupboard which houses the fuse boxes and shelving. Here you will find tiling underfoot and opaque glazing to the side allowing natural light within the porch. Outside you will find the door bell with the letterbox located within the PVC front door.

### INNER HALLWAY

As you enter through the front door the Hallway leads you off to Bedroom 2 and Bedroom 3, Kitchen/Dining Area, Utility/Shower Room and Storage Cupboard. The Storage cupboard offers shelving within and offers ample room for those storage needs.

### STAIRS TO FIRST FLOOR LANDING

From the 1st floor landing you will find the Living Room, Family Bathroom and Master Bedroom. The stairs and landing offer light carpet with light décor to the walls and ceilings. You will find hand rails to either side of the staircase.

### BEDROOM 3

10' 10" x 6' 2" (3.31m x 1.88m) Bedroom 3 is a good sized single room with a double glazed window to the front aspect, light carpet underfoot and light decor to walls and ceilings. In addition there is a built in storage cupboard/wardrobe, white sockets and switches, PIR, Vent point and ESWA Heating thermostat.

### BEDROOM 2

15' 3" x 8' 10" (4.65m x 2.71m) Bedroom 2 is a generous double bedroom with double glazed window to the front aspect complemented with curtains. Under foot you will find Neutral carpet along with neutral décor to the walls and ceiling. The room is lit by ceiling lighting, and offers a double mirrored wardrobe. With 2 bedrooms on the ground floor this house offers a great deal of flexibility to the new owners, be it a growing family or those who require additional space for working from home without the compromises usually experienced with smaller houses.

### KITCHEN/ DINER

11' 9" x 11' 9" (3.59m x 3.59m) This well equipped Kitchen/Dining area leads on from the hallway and has the additional benefit of a breakfast bar.



Boasting an extensive range of light grey wall and floor units with contrasting work top, white tiled splash back along with light tile design vinyl flooring underfoot.

The range of fitted appliances are extensive and consist of:

- Bosch Electric Oven
- Creda Electric Hob
- Hotpoint Dishwasher
- Daewoo Microwave
- Bosch Fridge/Freezer

Finished with 2 ceiling lights, 1 & 1/2 bowl sink, double glazed window and patio doors leading to the Conservatory.

### **CONSERVATORY**

13' 6" x 7' 6" (4.14m x 2.30m) This property has the additional benefit of a conservatory, a rarity in Port Solent. Double glazed throughout, this conservatory has light tiling to the flooring with wall lighting and light blinds to the windows and patio doors. This room creates a great space for the new owners, creating additional living space to the property that you don't often get with other Port Solent properties.

### **UTILITY / SHOWER ROOM**

7' 5" x 6' 4" (2.28m x 1.95m) The ground floor Utility/Shower room offers light tiled flooring, Fully tiled shower cubicle, Low Level WC, basin with vanity unit underneath, shaving point, ceiling heating controller, plumbing for a washer/dryer. In addition you will find a chrome toilet roll holder and towel rail, fully tiled walls and white painted ceiling, and ceiling lighting.



## LIVING ROOM

15' 5" x 12' 0" (4.70m x 3.66m) Off the landing you will find this good sized living room with double glazed patio doors and side window, onto the Balcony. This room is as spacious as it is practical and yet still retains that warmth and charm. Light, bright and airy, this room has carpet underfoot with light decor and a contrasting feature wall. This room is lit by 2 ceiling lighting fittings. Coving and a TV point complete this comfortable living space. Through the Patio Doors you will find the property's Balcony.

## BALCONY

13' 3" x 5' 1" (4.04m x 1.55m) The double glazed patio doors lead onto the balcony which stretches across the full width of the property with views of the quiet marina cul-de-sac. The Balcony has outside lighting and feels like an extension to the main living room.

## MAIN BEDROOM

15' 5" x 11' 6" (4.71m x 3.51m) This good sized Main Bedroom provides a light and spacious atmosphere. With 2 double mirrored wardrobe facilities, there is ample storage space within this Main Bedroom. Under foot you will find light green carpet throughout the room with light décor to the walls and feature wall adding character to the room. 2 double glazed windows allow natural light within the room and are dressed with patterned curtains. The ceiling, coving and skirting are presented in light décor, and within you will find white sockets and switches, ceiling lighting, heating thermostat and ceiling vent point.

## BATHROOM

7' 8" x 4' 9" (2.35m x 1.47m) Off the landing you will find the Family Bathroom for the property which is fully tiled to the walls with tile effect vinyl flooring underfoot. The White suite comprising of built in low level WC, Bath, and Basin. In addition to the suite you will find a chrome towel warmer/radiator, frameless mirror, shaver point, frameless mirror and a double glazed, opaque bay window with blind.

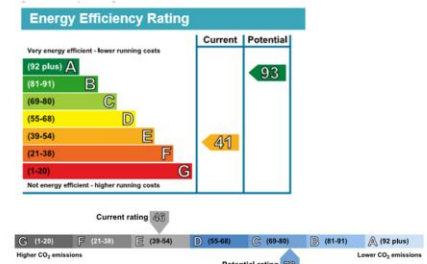
## GARDEN

20' 6" x 19' 10" (6.25m x 6.07m) An asset not to be underestimated is the property's Garden. Measuring 6.25m x 6.07m this garden is presented with patio slabs and shingle borders to either sides. Secured by walls and fencing you will find a lockable gate at the foot of the garden.

- \*Rental Price – £1700.00
- \*Holding Deposit – One Weeks Rent (£) £392.00
- \*Security Deposit – Five Weeks Rent (£) £1961.00
- \*Length of Tenancy – 12 Months
- \*Council Tax Band - E Portsmouth City Council
- \*Property Construction – Timber Framed
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Electric underfloor and ceiling heating panels
- \*Broadband – Fibre Available
- \*Mobile Signal – ADSL Fibre Checker ([openreach.com](http://openreach.com))
- \*Parking – On Street Parking
- \*Restrictions – Subject to management company restrictions
- \*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 - Single step into ground floor entry - accommodation over 2 floors with stair access.







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