



1 Tintagel Way
Port Solent, PO6 4SS

3-bedroom End of Terrace Town house

RENT
£1,400 pcm

Property Features

- 3 Bedrooms - 1 en-suite
- Gas Fired Central Heating
- Marina Views
- Living Room with Marina Balcony
- Good size Kitchen/Diner
- Cloakroom
- South Facing Marina Garden
- Unfurnished end of terrace Townhouse
- Integral Garage
- Close to bars and restaurants



Full Description

Located in the heart of Port Solent, this property's garden faces south, and therefore has the benefit of sunshine throughout the day. There is a patio area directly outside the kitchen patio doors, with outside lighting. The remainder of garden is presented with mature hedging and paving slabs, and has rear access to the marina.

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.

Viewing is highly recommended



DRIVEWAY

At the front of the property is a private driveway with a path leading to the front door. There are mature borders to one side (managed by the estate management) an outside light, door bell and access to gas and electricity meters.

Tintagel way is a cul-de-sac and therefore is quiet to passing traffic. There is also the added benefit of visitor parking opposite.



GA RA GE/STOR AGE

A fantastic asset in any marina property, the garage has access from the up and over door at the front of the house and contains a small shelved area up to a stud walls. The second section of the garage can be accessed from the hallway via internal door. This handy room would make a great storage/office. This space is completed with power, lighting, and water.

ENTRANCE HALL

Neutral decor with light wooden flooring, access to Integral Garage, kitchen/Diner and stairs to the 1st floor landing. Central Heating Radiator, Alarm Controller, ceiling lighting, door bell and smoke alarm.

CLOAKROOM

This handy cloakroom is ideal for visiting guests and consists of a basin and WC, light décor and flooring.

KITCHEN/ DINER

Good sized kitchen/dining area with light wooden flooring underfoot and bright clean decor throughout, this room is a very social area. Kitchen units are white gloss with contrasting work top and stainless steel sink. Kitchen is supplied with a comprehensive range of cutlery, crockery, and cooking utensils

Appliances include the following:

- ☐ Worktop Microwave
- ☐ Integrated Fridge Freezer
- ☐ Cooker
- ☐ Gas Hob
- ☐ Dishwasher
- ☐ Washing Machine

There is a gas central heating boiler, radiator and ceiling lighting.

Dining Area

Space for a dining table and six chairs (can be supplied)
Views of the marina and waterside garden through the double glazed doors and windows.





GARDEN

South facing rear garden gives all day sunshine to this property. The garden is well presented and offers privacy as well as colour and beauty. The garden is fenced with a gate at the bottom which leads onto the mooring area and also features a re large shed which could be handy for additional storage.

STAIRS TO FIRST FLOOR

Light decor, and neutral carpet underfoot, with doors to the living room, family bathroom and bedroom 2. Ceiling lighting and telephone point.

LOUNGE

This area of the property is light and airy and features 5 windows which floods room with natural light. The lounge has light décor and a wood laminate floor underfoot, two radiators and South facing balcony which looks onto the marina.

BATHROOM

This modern bathroom is light and has a real warm feeling which is echoed via the "mood lighting" in the built in tiled shelves. The bathroom is complete with mains shower over the bath, WC and basin.

BEDROOM 3

located at the front of the property this room has light décor, Grey carpet, radiator and UPVC double glazed window.

BEDROOM 2

Located at the front of the property this room has light décor, wood laminate floor underfoot, radiator and Velux window. This bedroom also has a handy store cupboard.

MASTER BEDROOM

Located to the rear of the property this large bedroom has an en suite which is complete with WC, Shower cubicle with mains shower and basin.

The bedroom is light in décor, has a UPVC Double Glazed window and has a grey carpet underfoot.



GENERAL INFORMATION

Holding fee-£323.00

Deposit-£1,615.00

Non-Smokers

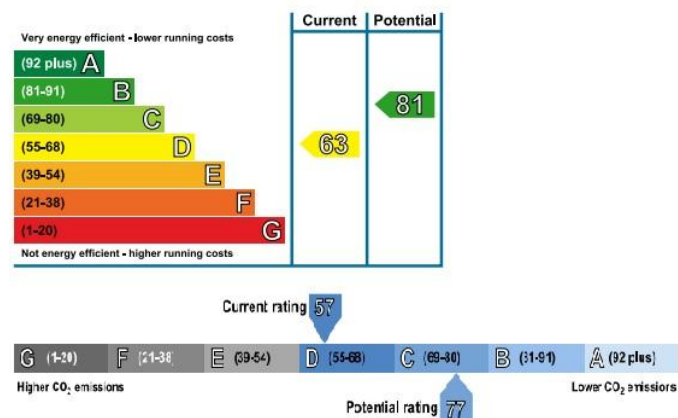
No Pets

No Students

Council Tax Band F

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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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