



**Newlyn Way**  
Port Solent, PO6 4TN

**4 Bedroom End Terraced House**

FOR RENT

**£1,595 pcm**

# Property Features

- Four Bedrooms
- Two Bathrooms
- West Facing Balcony to Front Aspect
- Kitchen/Breakfast Room
- Part Furnished
- Enclosed Rear Garden
- Residents Parking
- Electric Heating
- Neutral Décor and Carpets



## GENERAL DESCRIPTION

Marina and Hampshire Life homes are excited to market for rent, this rarely available 4-bedroom end terrace, part furnished property located in Newlyn Way, Port Solent. The house is presented with neutral décor and carpets throughout and offers enclosed walled rear garden residents parking and is available NOW!

## ENTRANCE HALL

10' 2" x 7' 8" (3.12m x 2.35m) UPVC front door leading into entrance hall with laminate flooring and neutral décor. Stairs to first floor and doors leading to ground floor bedrooms, ground floor shower room and kitchen/dining room.

## BEDROOM FOUR/STUDY

10' 9" x 6' 2" (3.29m x 1.89m) Ground floor single room with built in cupboard and window to front aspect. Currently used as a study this room comes furnished with desk and chair, tumble dryer (to be gifted). Neutral décor and carpet.

## BEDROOM THREE

15' 3" x 8' 10" (4.65m x 2.71m) Ground floor large double bedroom with UPVC double glazed window to front aspect. Large king size bed which can be divided into 2 singles, 2 bedside tables and matching wardrobe. Neutral décor and carpet.



### **GROUND FLOOR SHOWER ROOM**

7' 5" x 6' 3" (2.28m x 1.92m) Modern shower room fitted with white sanitary ware to include large corner shower cubicle with thermostatic shower fitted, wall hung sink, inset to vanity unit below. Low level WC. Washing machine (to be gifted). Heated towel rail.



### **KITCHEN/BREAKFAST ROOM**

15' 5" x 11' 9" (4.71m x 3.6m) Fitted kitchen units with built in ceramic hob and single oven. Space for a dishwasher, fridge/freezer and microwave. (These items are included but are to be gifted). Dining area with sliding patio doors onto rear garden. Neutral décor to walls and laminate flooring.



### **FIRST FLOOR LANDING**

With doors leading to all rooms. Cupboard housing hot water tank. Neutral décor and carpet.

### **LOUNGE**

15' 5" x 12' 0" (4.71m x 3.67m) Beautifully light living room with double glazed patio doors leading onto West facing balcony. Furnished with sofa and separate chair, plus coffee table and side tables. Neutral décor and carpet.



### **BALCONY**

West facing balcony offering views toward Portsdown Hill.

### **BEDROOM ONE**

11' 6" x 9' 0" (3.52m x 2.76m) Good size double bedroom with UPVC double glazed window to rear aspect. Double bed, bedside table and built in wardrobe.



### **BEDROOM TWO**

10' 6" x 6' 0" (3.22m x 1.84m) Single bedroom with built in wardrobe and UPVC double glazed window to rear aspect. Bedside table and single bed.



## BATHROOM

7' 8" x 4' 11" (2.35m x 1.5m) Bathroom with white sanitary ware to include pedestal sink, low level WC and bath with mixer tap and shower fitted over. Window to side aspect. Heated towel rail. Mosaic effect vinyl flooring.

## REAR GARDEN

Fully enclosed rear garden with rear access gate. Mainly laid to lawn with patio area. Small tree and shrub borders.

## PARKING

To the side and rear of the property there are residents parking areas.

## MATERIAL INFORMATION

### Rent - £1595 pcm

- \*Holding Fee One Weeks Rent - £358.07
- \*Deposit - Five Weeks Rent – 1840.38
- \*Council Tax Band E, Portsmouth City Council
- \*Length of Tenancy – 12 months initially
- \*Property Construction – Timber frame and brick
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Electric under floor and ceiling heating
- \*Broadband – Fibre
- \*Mobile Signal – ADSL Fibre Checker (openreach.com)
- \*Parking – Residents Parking Area
- \*Restrictions – Subject to Management Co Covenants
- \*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- \*Accessibility – Step up to entry, accommodation over 2 floors



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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