



**Tintagel Way**  
Port Solent, PO6 4SS

**Three Bedroom Mid Terraced House**

Asking Price Of  
**£299,500**



# Property Features

- Three Bedrooms
- Gas Central Heating
- West Facing Rear Garden
- Residents Parking Areas
- Kitchen/Breakfast Room
- New Balcony to Front Aspect
- Double Glazing
- No Forward Chain

## OVERVIEW

Three-bedroom mid terraced house with West facing rear garden and balcony to the front aspect. This home is situated in Tintagel Way at Port Solent and is offered with vacant possession.

Port Solent is the South Coast's premier marina and offers a wide variety of restaurants and bars, several retail units, plus an Odeon cinema and David Lloyd Leisure Centre. There is quick and easy access onto M27/A3M and nearby Portchester train station for all your travel needs.

## ROOM MEASUREMENTS

Entrance Lobby - 1.75m x 0.98m (5' 8" x 3' 2")

Cloakroom - 2.0m x 0.87m (6' 6" x 2' 10")

Lounge/Diner - 5.11m to max x 3.62m, plus under stair recess (16' 9" x 11' 10")

Kitchen/Breakfast - 4.61m x 2.57m (15' 1" x 8' 5")

First Floor Landing - Loft Access and Cupboard housing hot water tank

Bedroom One - 2.56m x 3.56m to wardrobe (8' 4" x 11' 8")

Balcony - 4.74m x 1.17m (15' 6" x 3' 10")

Bedroom Two - 3.66m x 2.56m (12' 0" x 8' 4")

Bedroom Three - 2.5m x 1.96m (8' 2" x 6' 5")

Bathroom - 2.0m x 1.97m (6' 6" x 6' 5")

Rear Garden



## PROPERTY DESCRIPTION

Presented in good order throughout, this three-bedroom house would make an ideal home for a couple or small family. The house is decorated in neutral colour scheme and has neutral carpets so ideal to fit in with any furniture scheme.

The ground floor offers entrance lobby, cloakroom, large lounge with stairs leading to first floor and kitchen breakfast room which overlooks the rear garden. The kitchen has a built-in gas hob and electric oven and is fitted with a range of wall and floor cabinets with a tiled splashback and coordinating worktop with inset stainless-steel sink. There is space for other appliances and the wall mounted Vailant gas boiler has recently been fitted.

Upstairs from the first floor landing you will find doors leading to the bathroom and 3 bedrooms. There is access to the loft from the landing and a built-in storage cupboard housing the hot water tank. The main bedroom has built in wardrobes and a door which leads out onto the balcony, this has recently been replaced by the current owner and is a great place to sit and enjoy your morning coffee! There are two further bedrooms, one single and one double.

The family bathroom has partially tiled walls and vinyl flooring. It is fitted with white sanitary ware to include pedestal wash hand basin, WC and bath with shower fitted over.

To the rear of the property there is a fully enclosed west facing garden which is mainly laid to lawn and has a rear access gate.

Tintagel Way has residents parking areas to park your car.

One not to miss out on, please call Marina Life Homes to book your viewing now!



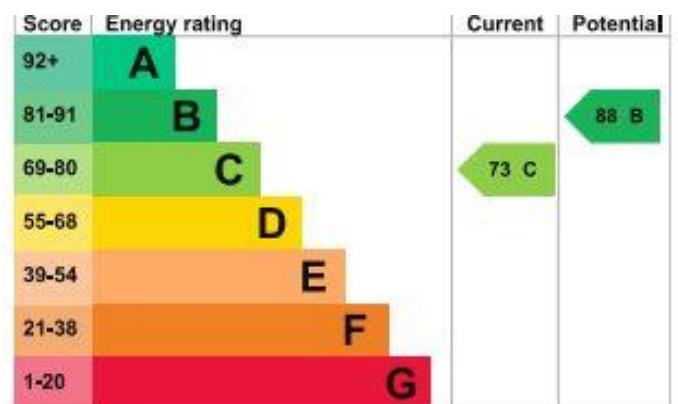


## USEFUL INFORMATION

- Price (£) - 299,500
  - Tenure – Freehold for House
  - Annual Estate Management Charge (£) 1064.86 for house (reviewed February, yearly)
  - Council tax band (England, Wales and Scotland) - Band F
  - 100% of the ownership of the property being sold
  - Mains Water Supply
  - Mains Electricity
  - Heating - Gas Central Heating
  - Broadband - Fibre available
  - Parking- Residents Parking Area
  - Construction- Brick and timber frame
  - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
  - Restrictions- Subject to Management Company covenants
  - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
  - Current Gas Safety for Boiler and Hob and current Electrical Installation Condition Report
  - Stamp Duty Land Tax
  - Land Registration Fees
  - Solicitors Fees and Disbursements
- We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and



11 The Boardwalk, Port  
Solent, Portsmouth,  
Hampshire, PO6 4TP

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
02392 373 446