



Carbis Close – Fully Furnished

Port Solent, Portsmouth, Hampshire, PO6 4TW

Three Bedroom Furnished Town House with Parking

RENT

£1800 pcm

Property Features

- Three-Bedroom Marina Property
- Furnished
- Kitchen/Breakfast Room
- Views to the Marina
- Broadband Included
- Six-Month Corporate Let Only
- Car Port And Driveway Parking
- South Facing Balcony
- Available Mid-September

OVERVIEW

This delightful 3-bedroom waterfront home is located in Port Solent, the South Coast's Premier Marina complex, and is situated in a quiet cul-de-sac.

There is parking on the property with a car port, and driveway parking for your convenience.

For the yachtsman Ports Solent is an ideal location with easy access to moorings, be that for purchase or rental.

The marina is accessed via a 24/7 manned lock, which 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 lifestyle destination.

And with The Boardwalk, Port Solent's relaxing waterside experience, where you can eat, shop or take in a movie only a few minutes' walk away, this property location couldn't be any better.

ROOM MEASUREMENTS

Car Port – 2.90m x 4.50m (9' 6" x 14'9")

Entrance Hall

Shower Room - 2.27m x 1.42m (7' 5" x 4' 7")

Kitchen/Breakfast Room - 4.69m x 3.59m (15' 4" x 11' 9")

Living Room - 4.57m x 4.69m (14' 11" x 15' 4")

Bedroom Two - 3.58m x 2.73m (11' 8" x 8' 11")

Ensuite - 2.05m x 1.46m (6' 8" x 4' 9")

Bedroom Three - 2.47m x 1.84 (8' 1" x 6' 0")

Second Floor Landing

Main Bedroom - 4.69m x 3.57m into eaves (15' 4" x 11' 8")

Ensuite - 2.54m (into eaves) x 1.79m (8' 3" x 5' 10")

Rear Garden - 6.50m x 4.65m (21' 3" x 15' 3")



PROPERTY DESCRIPTION

Presented in good order throughout the accommodation for this property is as follows:

Upon arrival at the property you will find driveway parking for two cars and an open way leading into the car port. From here, the front door takes you into the entrance hall, where you will find the stairs leading to the first floor and doors leading to the ground floor shower/cloaks room and the fully fitted kitchen/breakfast room to include built in appliances and table and chairs.

The rear Southwest facing patio garden is laid to decking and shingle providing a great space to sit and enjoy the sunshine, whilst requiring little maintenance.

On the first floor, the living room has full height sliding patio doors which provide natural to this spacious room. From here you can walk out on to the balcony and sit and enjoy the marina views whilst soaking up the afternoon/evening sun.

Across the landing Bedroom two is a good size double with its own ensuite bathroom, fitted with bath, sink and WC. Bedoom three is a single room with window to the front aspect.

From the second floor you will find the main bedroom - a lovely double room with velux windows providing plenty of light to the space and built in wardrobes for your storage needs. There is a further ensuite shower room for your convenience.

** Please note the mooring is not available for the tenants use as the owner stores his own boat on this**

MATERIAL INFORMATION

- *Rental Price – £1800 pcm
- *Holding Deposit – One Weeks Rent (£)415.38
- *Security Deposit – Five Weeks Rent (£)2076.92
- *Length of Tenancy – 6 month corporate let only
- *Council Tax Band - E - Portsmouth City Council
- *Property Construction – Brick and Timber Frame
- *Electricity Supply – Mains Electric
- *Water and Sewerage – Mains
- *Heating – Electric under floor and ceiling heating panels
- *Broadband – Fibre to property (inc in rent)
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Carport and Driveway
- *Restrictions – Subject to Management company restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service



**VIEWINGS BY APPOINTMENT THROUGH MARINA
AND HAMPSHIRE LIFE HOMES ONLY**

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		