



The Meadows

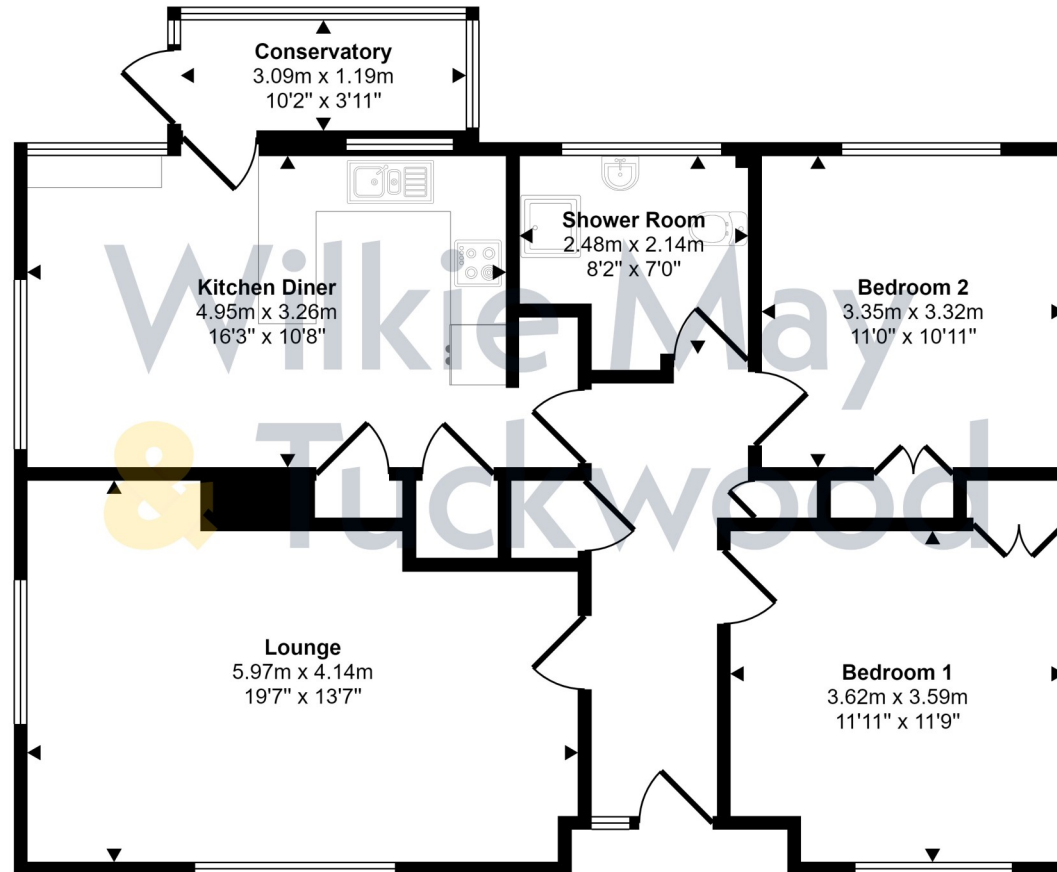
Porlock, TA24 8NL
£379,950 Freehold



Wilkie May
& **Tuckwood**

Floor Plan

Approx Gross Internal Area
88 sq m / 946 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

An attractive and well-presented two double bedroom detached bungalow situated in the heart of the sought after Exmoor National Park village of Porlock offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this lovely property benefits from oil fired central heating and double glazing throughout, a driveway providing off road parking leading to a detached garage, a modern kitchen and wet room and well-maintained gardens.

- Within the Exmoor National Park
- 2 Bedrooms
- Garage and off road parking
- Attractive level gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this attractive bungalow situated within the popular village of Porlock.

The accommodation comprises in brief: entrance through front door into hallway with doors to all rooms.

The lounge is a good-sized double aspect room with windows to the front and side and feature fireplace. The kitchen dining room is another good-sized double aspect room with windows to the rear and side and door leading to a small conservatory. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface, integrated oven, integrated hob with extractor hood over and includes dishwasher, washer dryer and fridge freezer.

There are also two double bedrooms, one with an aspect to the front and one to the rear together with a fitted wet room.

Outside, there is a driveway to one side of the property providing off road parking leading to the detached garage. The remainder of the front garden is attractively laid to lawn with flower beds and a path leading to the front with steps up to the front door. To the rear there is a good-sized secluded wrap around garden with views to Porlock and Bossington Hills. The garden is predominantly laid to lawn with hedge boundaries, flower beds, a small private patio area and an attractive summer house.

SITUATION: Porlock is a very attractive village famous for its hill. The village is a thriving community and popular tourist location and has a good range of shops, pubs and restaurants together with a doctors' surgery, all within walking distance of the property. The village is surrounded by the beautiful countryside of the Exmoor National Park. Minehead with its excellent facilities is five miles away and Taunton the County town with its motorway and main rail links is 27 miles away.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, mains drainage and oil fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///troll.soggy.crucially](http://troll.soggy.crucially) **Council Tax Band:** D

Broadband and mobile coverage: We understand that mobile coverage is likely. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: High risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely

Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



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