



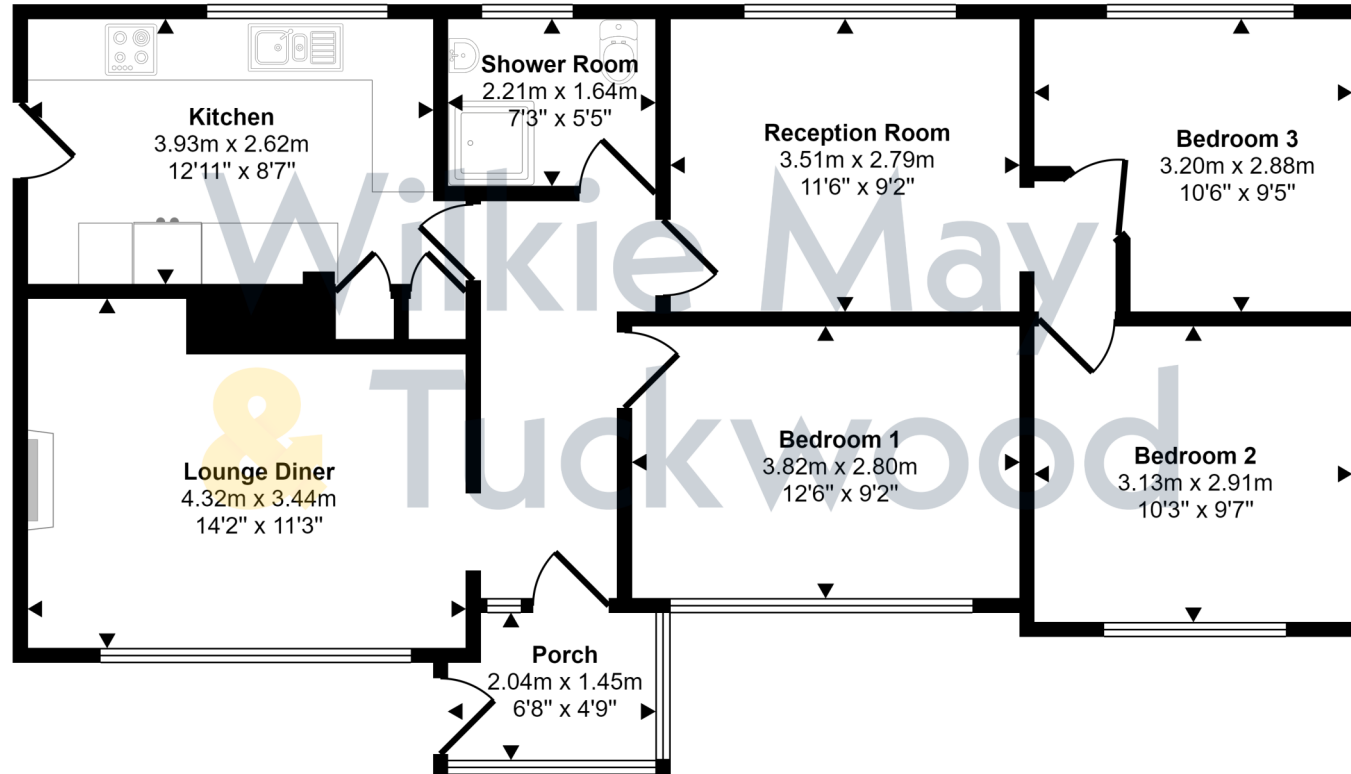
**Highbank, Porlock,**  
Minehead, TA24 8NS  
Guide £300,000 Freehold

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<b>3</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
81 sq m / 876 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

A three-bedroom detached bungalow situated within the sought after Exmoor National Park village of Porlock and offered for sale with NO ONWARD CHAIN.

Of non-standard construction under a pitched roof, this property benefits from oil fired central heating and double glazing throughout, gardens to the front and rear, a detached garage with off road parking and lovely views from the front towards Hurlstone Point.

- Village property
- 3 bedrooms
- Garage and off road parking
- Gardens to the front and rear
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this pretty three-bedroom bungalow situated within the sought after village of Porlock.

The accommodation comprises in brief: entrance through front door into glazed porch with door into hallway. The lounge dining room is a good-sized room to the front of the property with large picture window taking advantage of the lovely views towards Hurlstone Point. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, integrated hob with extractor hood over, space and plumbing for a washing machine and space for undercounter fridge. The kitchen also houses the floor mounted oil fired central boiler, has a window to the rear and door to the garden.

From the hallway, a door leads into bedroom 1 which also has lovely views towards Hurlstone Point. A further door opens into a reception room which overlooks the rear garden and has doors into bedrooms 2 and 3, one with an aspect to the front, the other with an aspect to the rear. There is also a fitted shower room.

Outside to the front there is a driveway providing off road parking leading to the detached garage. The remainder of the front garden is laid to lawn with flower and shrub borders. Between the garage and the bungalow there is gated access to the rear garden which slopes steeply away from the rear of the bungalow but with a good-sized level area laid to lawn with hedge boundaries affording a good degree of privacy.



### 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:** [///swoop.figure.rags](http://swoop.figure.rags) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 76 Mbps download and 18 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk Surface Water:** Very low risk **Rivers and the Sea:** Very low 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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2024. . MEASUREMENTS AND OTHER INFORMATION ALL measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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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