



## Hawkcombe View

Porlock, TA24 8NB

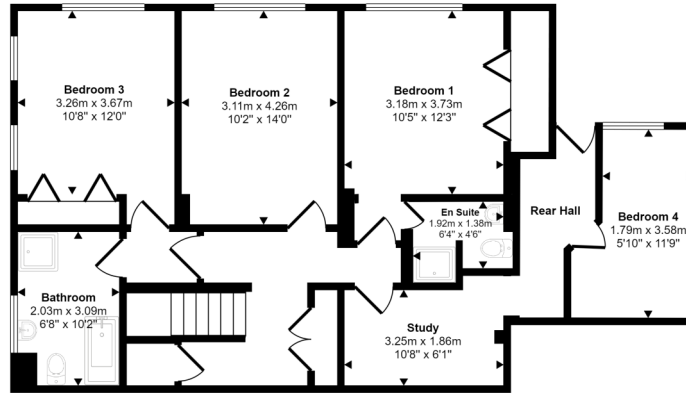
Price £625,000 Freehold

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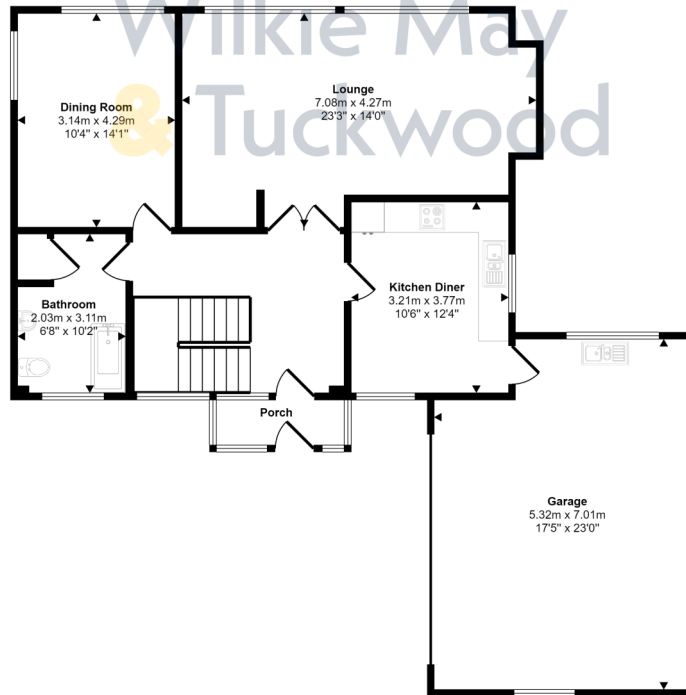
**Wilkie May**  
& **Tuckwood**

# Floor Plan

Approx Gross Internal Area  
202 sq m / 2175 sq ft



Lower Ground Floor  
Approx 89 sq m / 953 sq ft



Ground Floor  
Approx 114 sq m / 1222 sq ft

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 two reception room, four-bedroom detached split level house situated within the sought after Doverhay area of Porlock within the Exmoor National Park and offered for sale with NO ONWARD CHAIN.

Enjoying magnificent views of the coast and towards the surrounding woodland, this property benefits from a large lounge with picture windows designed to take full advantage of the view, bathrooms on the ground and lower ground floors together with an en-suite to one of the bedrooms, a garage with off road parking and gardens to the rear.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

- Popular village location
- 4 bedrooms 1 with en-suite
- Garage with parking
- Landscaped garden with patio
- Wonderful panoramic views



Wilkie May & Tuckwood are delighted to be able to offer this spacious family home on the outskirts of Porlock.

The accommodation comprises in brief: entrance through front door into porch with door into a spacious hallway with stairs to the lower ground floor and doors to all ground floor rooms. The lounge is a large room with picture windows designed to take full advantage of the wonderful views. There is also a separate double aspect dining room. 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 and integrated dishwasher. There are also windows to the front and side and a door into the garage. There is a bathroom on this floor with an internal cloakroom.

On the lower ground floor there is a hallway with two storage cupboards and doors to the majority of the rooms. Bedroom 1 is a good-sized room with window to the front affording lovely views, fitted wardrobe and an en-suite shower room. Bedroom 2 also has an aspect to

the front and bedroom 3 is a double aspect room. There is also a bathroom with fitted four piece suite. From the hallway a door opens into a study which becomes an inner hall which has a door into the fourth bedroom and a door to the garden.

Outside to the front there is a driveway providing off road parking leading to the large garage which has windows to the front and rear and is fitted with a sink and drainer with space and plumbing for a washing machine.

Immediately outside the lower ground floor there is a large patio designed to take full advantage of the garden. From the patio lawns sweep down to a lower level with a summerhouse and further patio area with flower beds planted with flowering shrubs.



### 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 fired central heating.

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

**Property Location:** [///recorders.allows.notebook](http://recorders.allows.notebook) **Council Tax Band:** G

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 71 Mbps download and 15 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 July 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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