



## Porlock

Minehead, TA24 8QD

Guide Price: £450,000 Freehold



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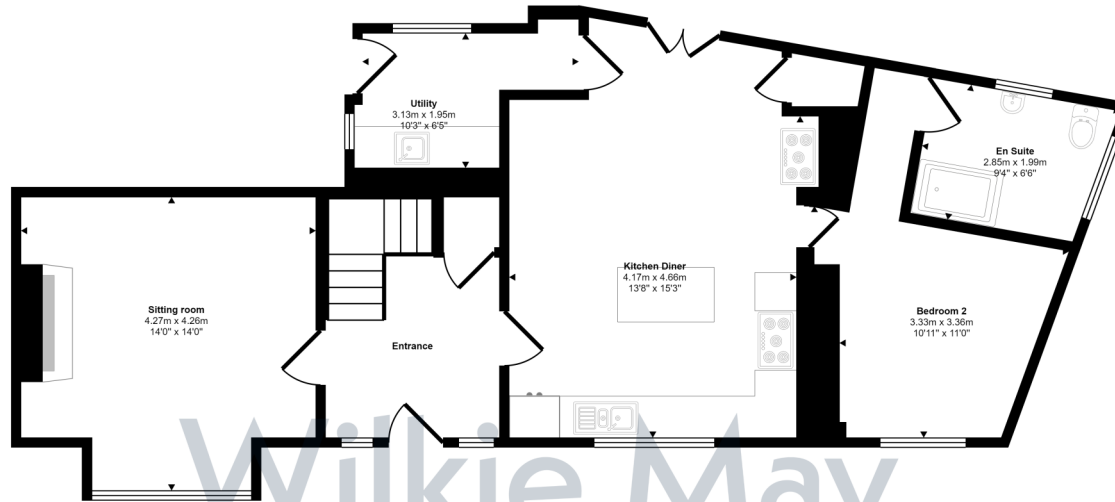
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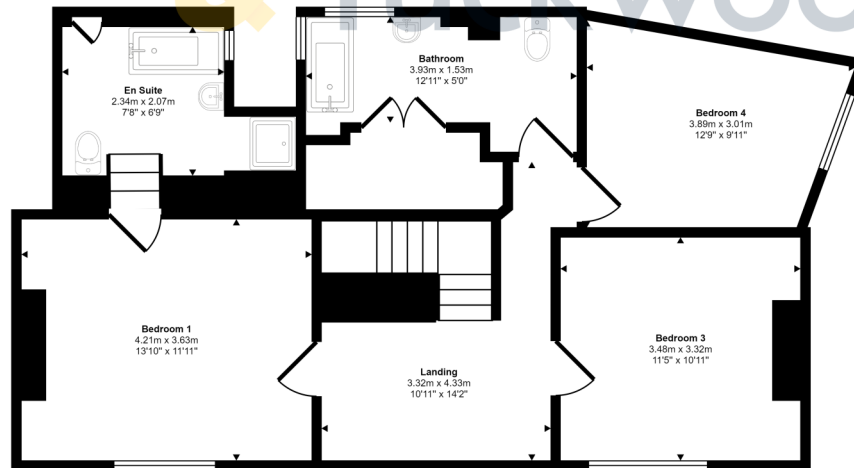
Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
148 sq m / 1593 sq ft



Ground Floor  
Approx 78 sq m / 835 sq ft



First Floor  
Approx 70 sq m / 759 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.

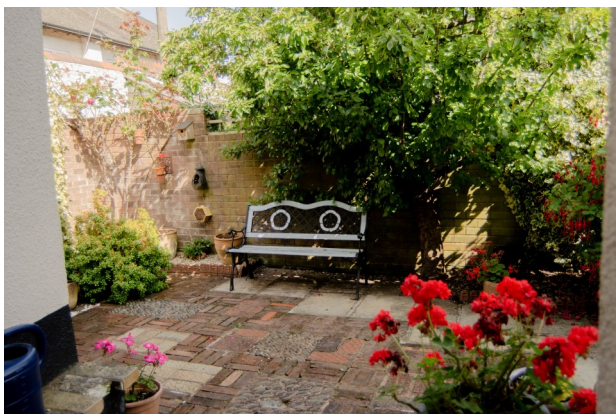
# Description

A very attractive, four-bedroom double fronted detached house situated within easy reach of Porlock's shops, primary school and other amenities together with lovely walks down to the beach and along to Porlock Weir or Bossington.

Of stone construction under a pitched roof and retaining many original features to include attractively leaded light windows to the front, fireplace in the sitting room, picture rails and ceiling coving, this lovely property benefits from a large kitchen dining room with separate utility room, a ground floor bedroom with en-suite shower room and an en-suite to one of the first floor bedrooms along with the family bathroom.

**The property is offered for sale with NO ONWARD CHAIN.**

- Close to village amenities
- 4 bedrooms two with en-suites
- Low maintenance garden
- Oil fired central heating
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this attractive village property.

The accommodation comprises in brief: entrance through front door into hallway with attractively tiled floor, stairs to the first floor with understairs cupboard and doors to the sitting room and kitchen dining room.

The sitting room is a lovely room with bay window to the front and fireplace with inset wood burning stove. The kitchen dining room is a large, double aspect room with window to the front and French door to the rear. The kitchen area is fitted with a range of wall and base units, Belfast style sink incorporated into work surface with tiled surround, butcher's block, electric Rangemaster cooker with extractor hood over, oil fired Aga, integrated dishwasher and space for tall fridge freezer. A door leads through to the fitted utility room which has windows on two sides and door to outside. A further door from the kitchen diner leads through to the ground floor bedroom which

has a window to the front and door to en-suite shower room.

To the first floor there is a landing area with doors to the remaining bedrooms and bathroom. Two of the bedrooms have aspects to the front, one with an en-suite bathroom. The third has an aspect to the side. There is also a fitted bathroom.

Outside, to the rear of the property there is an attractive and very private courtyard garden accessed from the dining area and from a passageway to the side of the house. There is also a good-sized detached store.

As regards parking, the current owners currently rent two spaces, one by the fire station and the other behind the garage. They also park in the village hall car park.

AGENT NOTE: The adjoining property known as Seaview have a right of way over part of the side passageway.



#### 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 part oil fired heating.

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

**Property Location:** [///overtones.glass.fists](http://overtones.glass.fists) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 66 Mbps download and 14 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** 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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