



West Porlock

Minehead, TA24 8NX

Price £499,950 Freehold



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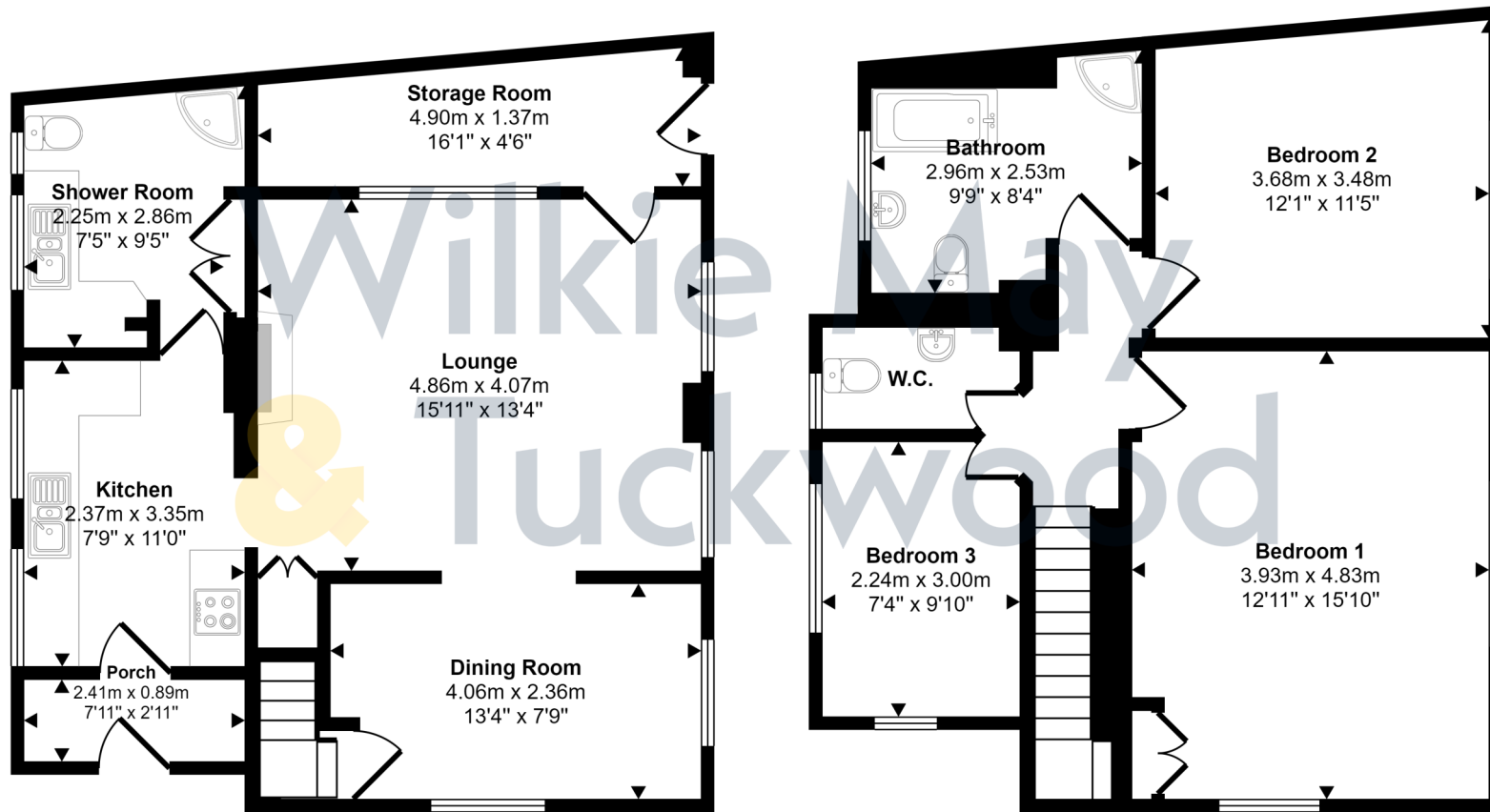
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EPC

Wilkie May
& Tuckwood

Floor Plan



Ground Floor

First Floor

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 three-bedroom Cottage situated within the sought-after hamlet of West Porlock with stunning views over Porlock Bay towards Hurlstone Point.

Of cavity wall construction with partly flat roof and partly pitched roof, this lovely property has been lovingly updated to provide comfortable living with a modern kitchen, a shower room on the ground floor with addition to a bathroom on the first floor, off road parking, an attractive terraced seating area to the side designed to take full advantage of the views and a pretty, landscaped garden to the rear. Other benefits include double glazing and lpg fired central heating throughout.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Beautifully maintained
- 3 bedrooms
- Shower room and bathroom
- Off road parking and lovely gardens
- Wonderful coastal views



Wilkie May & Tuckwood are delighted to be able to offer this lovely cottage mid way between the village of Porlock and Porlock Weir.

The accommodation comprises in brief: entrance to the side through front door into a porch with door through to the kitchen. The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with matching upstand, space and plumbing for dishwasher, space for undercounter fridge and integrated oven with hob. There are also two windows to the rear and a door through to the fitted shower room. This room doubles up as a utility room with worktop, sink and drainer, space and plumbing for washing machine, fitted three piece suite, fitted cupboard and two windows to the rear.

From the kitchen there is open access to the lounge which is a very attractive room with two windows to the front designed to take full advantage of the wonderful views, storage cupboard and fireplace with inset wood burning stove. Open access to one side

leads through to the dining room which is a double aspect room with windows to the front and side affording lovely views and stairs leading to the first floor. To the other side of the lounge a door leads through to the former entrance hall currently used for storage with door to the front.

To the first floor there is a landing area with doors to the bedrooms, bathroom and an additional wc. Bedroom 1 is a large double aspect room with wonderful views. Bedroom 2 also has lovely views to the front and bedroom 3 is another double aspect room with views over the rear garden and a view to the side. There is also a bathroom with fitted four piece suite and an additional wc.

Outside to the side there is off road parking space. Steps rise up to the front door. To the front there is a small area of garden. On the other side of the parking area, steps lead up to an attractive terrace designed to take full advantage of the views. Behind the property there is an attractive garden which has been landscaped with a lawn and inset trees and shrubs together with a lovely summerhouse.



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 lpg fired central heating.

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

Property Location: [///stumps.alterting.habits](#) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 17 Mbps download and 1 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

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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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