



**The Ridge**

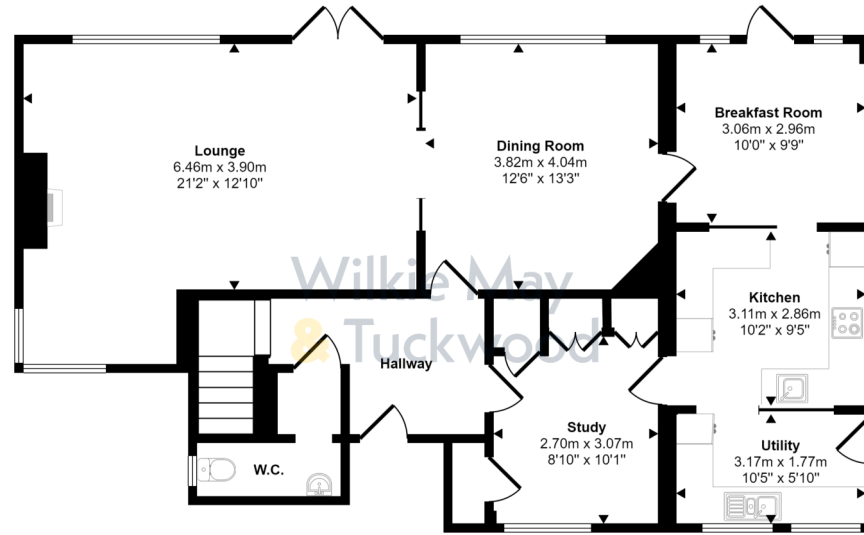
Porlock TA24 8HA

Price £695,000 Freehold

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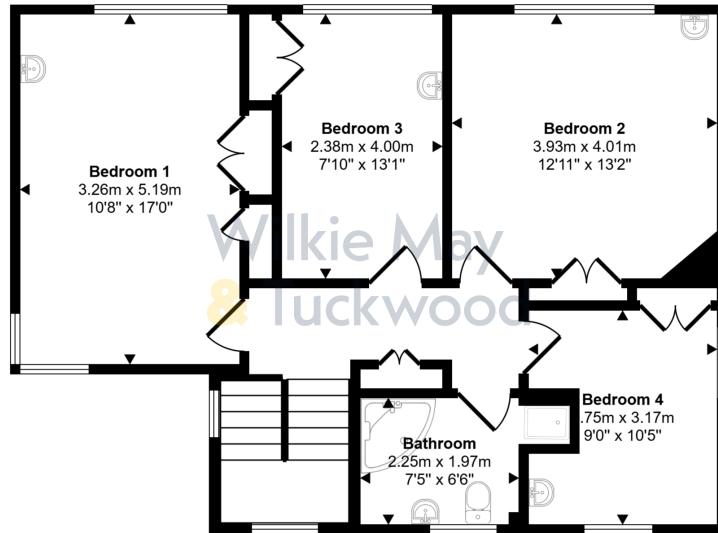
**Wilkie May  
& Tuckwood**

# Floor Plan



**Ground Floor**  
Approx 96 sq m / 1035 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.



**First Floor**  
Approx 71 sq m / 767 sq ft

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**Garage**  
Approx 22 sq m / 234 sq ft

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# Description

A rare opportunity to purchase a large, detached house set within one of the most sought after areas of Porlock.

Of cavity wall construction under a pitched roof, this attractive property benefits from oil fired central heating and double glazing throughout, a garage with extensive off road parking and large, level gardens.

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

- Sought after area of Porlock
- Four bedroom
- Large, level rear garden
- Garage and off road parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this large, three reception room, four bedroom detached house on The Ridge.

The accommodation comprises in brief: entrance through front door into a good-sized hallway with stairs to the first floor, door to a fitted cloakroom and doors into the dining room and study. The dining room is to the rear of the property with lovely views over the garden, attractive wood paneled angled archway through to the lounge and a door into the breakfast room. The lounge is a lovely, large, triple aspect room with windows to the front, side and rear, double doors out to the rear garden and feature stone chimney breast. The breakfast room also has a door to the rear garden and access to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated hob with extractor hood over, integrated double oven and space for tall fridge freezer. There is also a utility room with a door giving access to the

side of the property. The study is fitted with a range of fitted cupboards and has an aspect to the front.

To the first floor there is a landing area storage cupboard and doors to the bedrooms and bathroom. The master bedroom is a large triple aspect room with fitted wardrobes. Bedrooms two and three have lovely views over the rear garden and bedroom four has an aspect to the front. There is also a bathroom fitted with a four piece suite.

Outside to the front there is a large driveway providing off road leading to the garage. To the rear immediately outside the lounge there is a circular patio area. The rear garden is a particular feature of this property and is large, level and predominantly laid to lawn with a greenhouse, small vegetable plot and an attractive paved area with flower beds and arbor. From the bottom of the garden, there are lovely views towards the surrounding hills.



### 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:** [///newer.dreading.dumpy](http://newer.dreading.dumpy) **Council Tax Band:** F

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. 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:** 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 November 024. . 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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