



13 Porlock Drive
 Taunton, TA1 4HY
 £285,000 Freehold

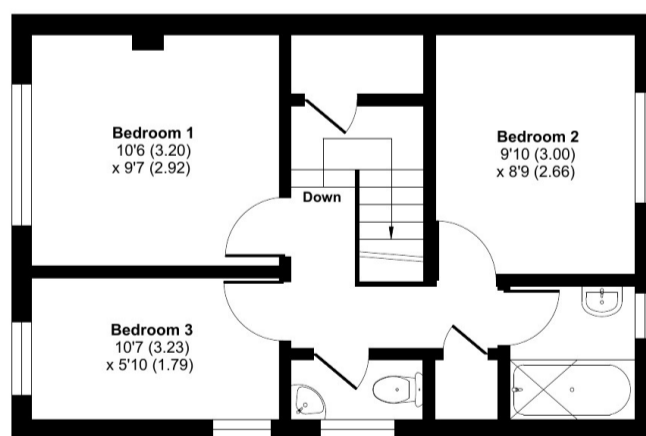
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Wilkie May & Tuckwood

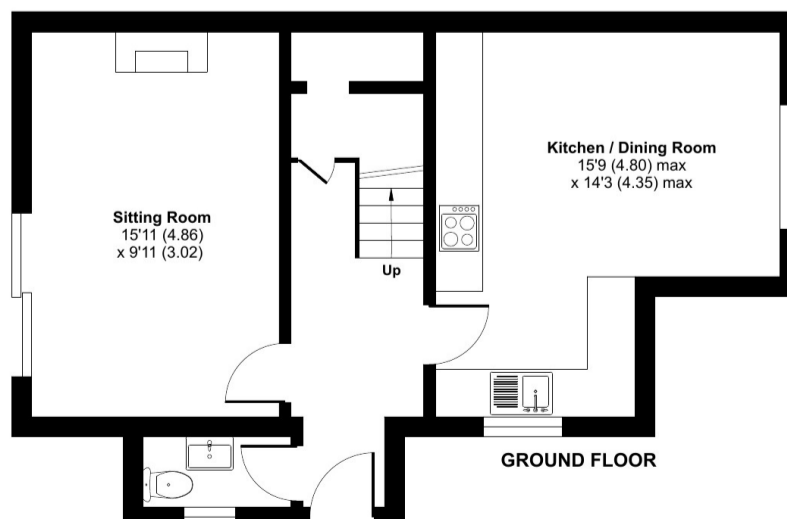
Floor Plan

Porlock Drive, Taunton, TA1

Approximate Area = 894 sq ft / 83 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Description

Situated in a cul-de-sac position within the sought after residential location of Sherford, is this well presented and extended three bedroom 1960s style semi-detached chalet home.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been enhanced by a single storey extension to create a larger kitchen as well as an additional entrance porch and cloakroom.

- Semi-Detached
- Three Bedrooms
- Low Maintenance Garden
- Sought After Residential Location
- uPVC Double Glazing
- Gas Fired Central Heating



Internally, a front door leads into entrance hall with cloakroom off and a staircase rising to first floor. A sitting room is found at the rear of the property with access via sliding patio doors into the garden. The kitchen/dining room is found to the front and is fitted with a range of matching wall and base units, roll edge work surfaces and tiled splashbacks, integrated double stainless steel oven with four ring gas hob over, space and plumbing for washing machine and dishwasher as well as a tall fridge/freezer.

To the first floor are three bedrooms and a refitted white family bathroom suite comprising of wash hand basin, bath with tiled surround and shower over. There is also a separate wc. Externally, there is a fully enclosed, hard landscaped garden laid predominantly to paving slabs with a variety of trees, plants and shrub borders, as well as a timber shed and gated side access.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: [w3w.co/shell.body.asks](https://www.w3w.co/shell.body.asks)

Council Tax Band: C

Mobile Phone Coverage: Indoor—voice & data limited with EE, Three, O2 & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Broadband Availability: Superfast with up to 207 Mbps download speed and 30 Mbps upload speed.

Flood Risk: Rivers & Sea – very low. Surface water— low.

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 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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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