



High Street

Porlock, TA24 8PT

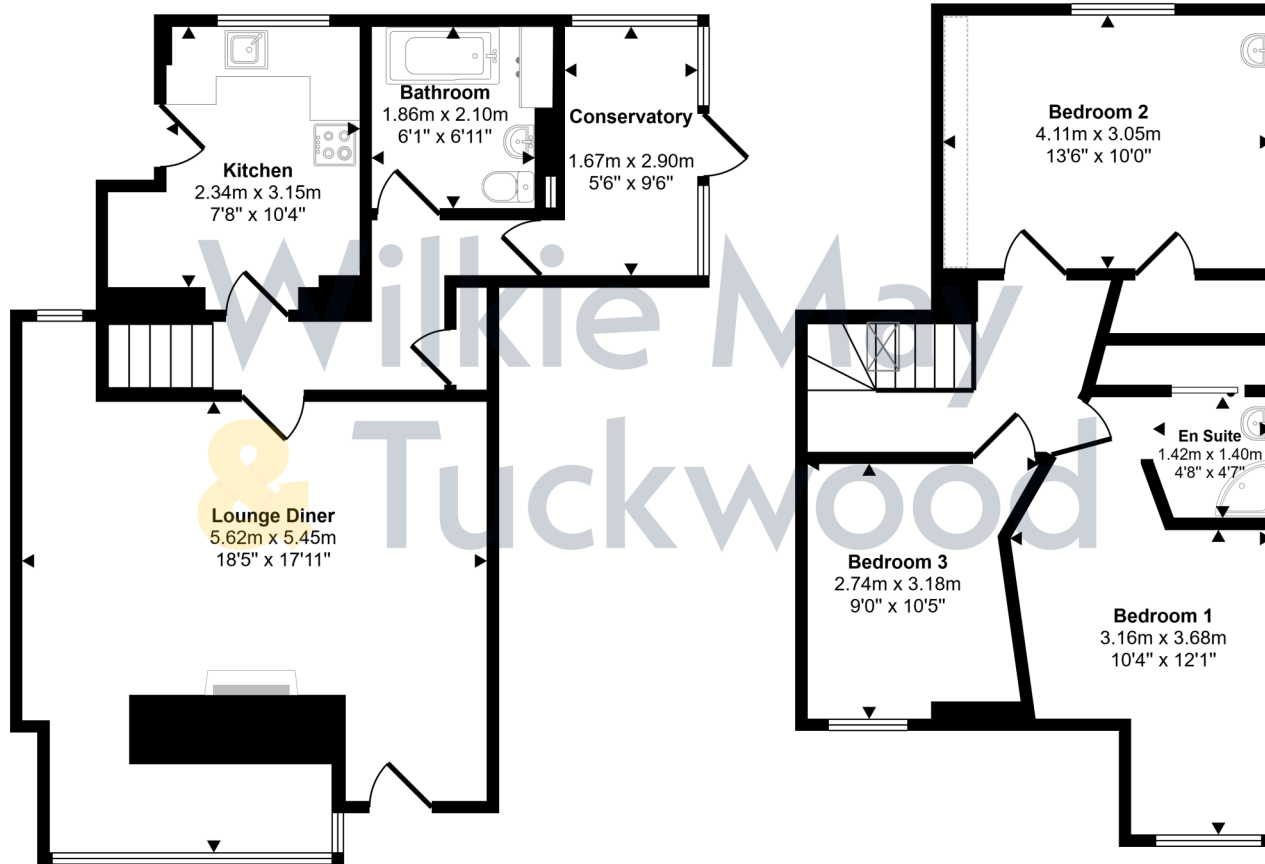
Price £275,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 56 sq m / 602 sq ft

First Floor
Approx 45 sq m / 485 sq ft

☐ Denotes head height below 1.5m

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 pretty three-bedroom mid-terrace cottage situated in the heart of the sought after Exmoor National Park village of Porlock.

Of stone construction under a pitched roof, this delightful property retains many original features to include a large inglenook fireplace and exposed beams and floorboards, whilst benefiting from oil fired central heating throughout, a conservatory, an en-suite shower and wash hand basin to the master bedroom and a garden and/or parking to the rear.

- Village location
- 3 bedrooms
- Garden/off road parking
- Conservatory
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this pretty cottage in Porlock.

The accommodation comprises in brief: entrance through front door into the lounge dining room which is good-sized room with large window to the front, a smaller one to the rear, large inglenook fireplace with inset wood burning stove, beamed ceiling and stripped wooden floorboards. A door leads through to an inner hallway with stairs to the first floor, storage cupboard and doors to the kitchen, conservatory and bathroom. The kitchen is fitted with a range of base units, storage cupboard and Belfast style sink. There is also space for an electric cooker and space for an undercounter fridge. There is also a window to the rear and door to a covered area. The conservatory is glazed on two sides and has a door leading to the lane at the side of the property where there is parking space. The bathroom is fitted with a suite comprising a free standing roll top bath, wash hand basin and wc. There are

also some fitted cupboards.

To the first floor there is a landing area with doors to the three bedrooms. Bedroom one has a window to the front and an en-suite shower and wash hand basin area with sliding door to a wardrobe. Bedroom two has an aspect to the rear with wash hand basin and bedroom three has an aspect to the front.

Outside, there is a small courtyard garden which can also accommodate off road parking space.



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: ~~///depending.absent.instilled~~ **Council Tax Band:** C

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:** High risk **Rivers and the Sea:** 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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