



## Redway

Porlock, TA24 8QG

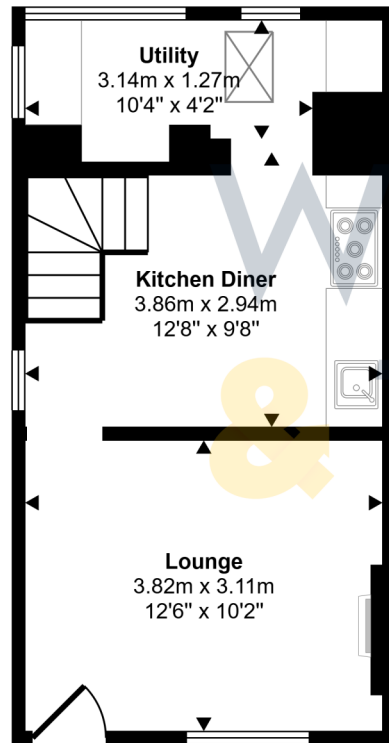
Fixed Price £245,000 Freehold

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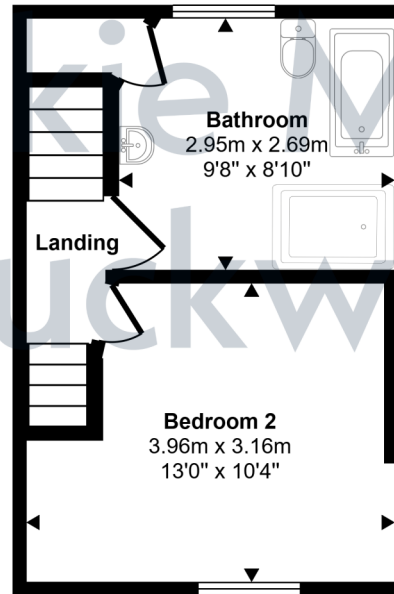
**Wilkie May  
& Tuckwood**

# Floor Plan

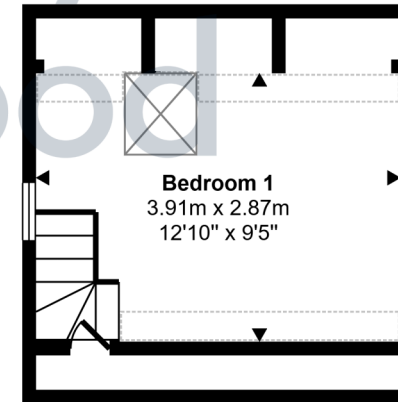
Approx Gross Internal Area  
68 sq m / 737 sq ft




Ground Floor  
Approx 29 sq m / 314 sq ft



First Floor  
Approx 24 sq m / 255 sq ft



Second Floor  
Approx 16 sq m / 167 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 attractive two-bedroom end-of-terrace cottage situated on the outskirts of the sought-after Exmoor National Park village of Porlock and yet within easy walking distance of local amenities.

Of stone construction under a pitched roof, this delightful property has been extensively updated by the current owner to include a new roof, and now provides comfortable accommodation benefiting from oil fired Hive controlled central heating and double glazing throughout, a multi-fuel burning stove in the lounge, a utility room, a large bathroom, courtyard gardens to the front and rear and lovely views down Redway towards the coast.

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

- Sought after village location
- 2 bedrooms
- Modern first floor bathroom
- Courtyard gardens
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into the lounge which has a tiled floor, window to the front and attractive fireplace with inset wood burning stove. An archway leads through to the kitchen diner which has a full height window to the side and stairs to the first floor. The kitchen is fitted with a range of base units with tiled wall, integrated sink and drainer and a separate butcher's block with tiled wall area. There is also open access to a utility area with windows to the side and rear and velux window.

To the first floor there is a landing area with stairs to the master bedroom and doors to the second bedroom and bathroom. The second bedroom is of a good size with window to the front affording pleasant views. The bathroom has been fitted with a modern suite comprising roll top bath, large shower cubicle with a rainfall shower head, low level



wc and wash hand basin. There is also a window to the rear and storage cupboard.

The master bedroom is located on the second floor and does have some restricted head height. There is also a velux window, an attractive port hole window with lovely views down Redway towards the coast and eaves storage.

Outside the property is approached up steps to a courtyard area with log store and housing the oil tank. To the side of the property there is access to the rear courtyard which has steps rising up to a level area with shed.



### 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:** **///expose/cautious/rags** **Council Tax Band:** B

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 71 Mbps download and 16 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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