



Hawkcombe, Porlock

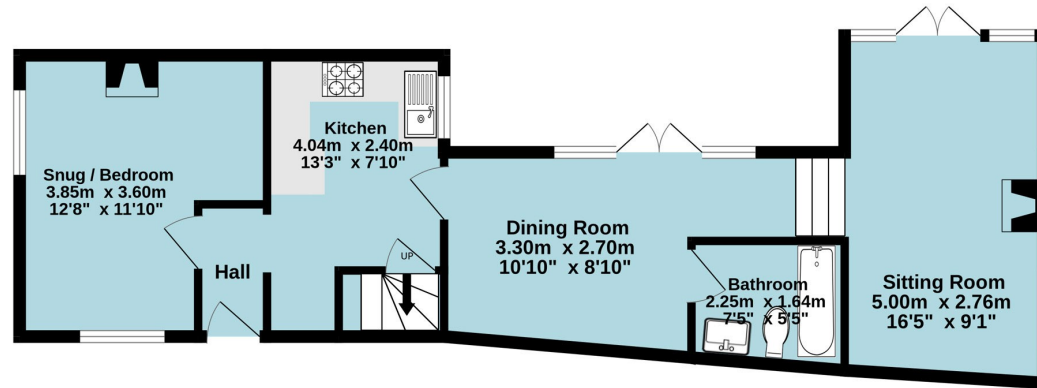
Minehead, TA24 8LR
£325,000 Freehold



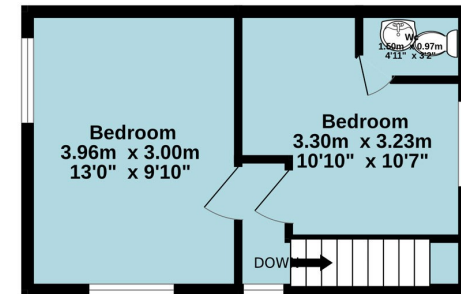
Wilkie May
& **Tuckwood**

Floor Plan

Ground Floor
53.5 sq.m. (575 sq.ft.) approx.



1st Floor
24.6 sq.m. (265 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A well maintained and updated two/three bedroom semi-detached character cottage situated on a no-through road in a peaceful rural location on the outskirts of Porlock.

The property is conveniently situated to take advantage of the woodland and moorland walks which surround it and the beautiful beaches close by, yet remains within easy reach of the village centre and its range of amenities.

Benefits include three reception rooms, one of which could be used as a third bedroom, triple glazing throughout, multi-fuel burning stove snug/third bedroom, a courtyard garden, off road parking and a pleasant outlook.

The property is currently being run as a successful holiday let and is offered for sale with NO ONWARD CHAIN.

- Tucked away position
- 2/3 Bedrooms
- Courtyard garden and parking
- Multi-fuel burning stoves
- Close to lovely walks



THE ACCOMMODATION COMPRISES IN BRIEF: FIRST FLOOR LANDING: small landing area with entrance through front door into HALL with doors to, access to the kitchen and door to,

SNUG/BEDROOM THREE: an attractive double aspect room with windows to the side and front and fireplace with inset multi-fuel burner.

KITCHEN: fitted with a range of solid wood wall and base units, butler style sink, integrated electric oven and hob with extractor hood over, window to the side, steps and door to the first floor and door to,

BATHROOM: fitted with a suite comprising free standing bath with shower over, WC and wash hand basin.

SITTING ROOM: lovely, light, double aspect room with windows to the side and French doors leading to the courtyard garden with windows on either side.

BEDROOM ONE: good-sized double aspect room with windows to the front and side.

BEDROOM TWO: with a window to the side and door to,

EN-SUITE WC: with fitted WC and wash hand basin.

OUTSIDE: there is access through double wooden gates leading to an area for off road parking together with an enclosed courtyard garden. There is also a timber-built UTILITY SHED with power, light and plumbing for a washing machine together with a timber-built WORKSHOP also with power and light.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water with meter, mains electricity and septic tank drainage.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE **Council Tax Band:** C

Property Location: On entering Porlock, proceed through the village, taking the left hand turn next to the Church. Follow the road up the hill. Upon reaching a fork in the road, take the right hand fork. Upon reaching the signpost reading "no through access except for residents", the roadway then becomes a bridleway where the property will be found after a short distance. Broadband and mobile coverage: We understand that there is likely 02 mobile coverage. The maximum available broadband speeds are 24Mbps download and 1 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. Flood Risk: Surface

Water: medium 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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