



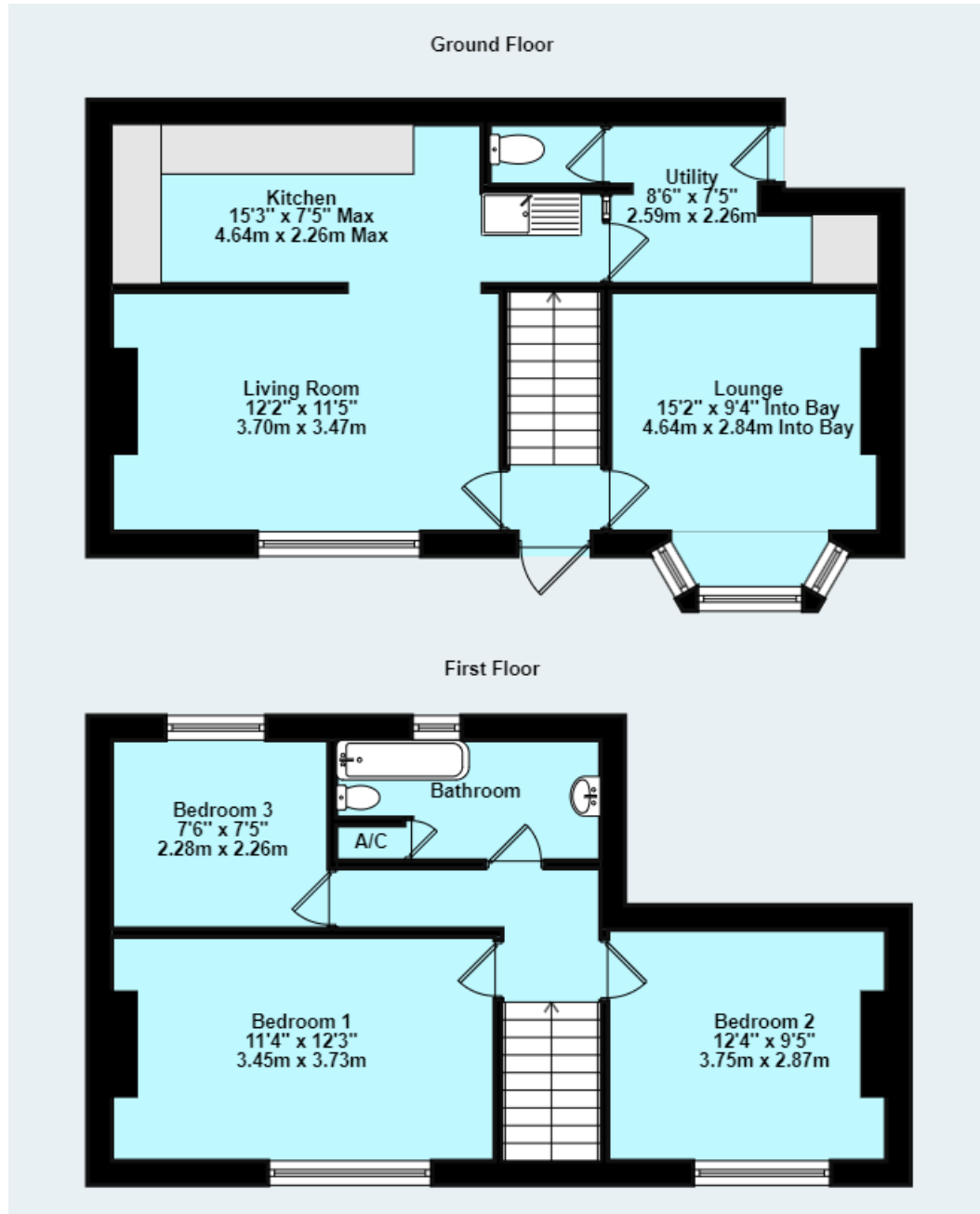
Sunnyside, Hawkcombe,

Porlock, TA24 8LW
£290,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A pretty two reception room, three-bedroom mid-terrace Cottage with gardens to the front and rear and lovely views situated within the sought after Hawkcombe area on the outskirts of Porlock.

AGENTS NOTE: The property benefits from a pedestrian right of way over the rear of the cottages in Sunnyside with the other cottages having a reciprocal right of way over the rear of 5 Sunnyside.

- Mid-Terrace
- 3 bedrooms
- Gardens front and rear
- Sought After Location
- Exmoor National Park



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into HALLWAY with stairs to the first floor and doors into,

LOUNGE: double glazed bay window to the front, storage heater and open fireplace with tiled surround.

LIVING ROOM: double glazed window to the front, fireplace with inset wood burning stove and access to the,

KITCHEN: fitted kitchen, Belfast sink with drainer, space for tall fridge freezer, space for oven and door to,

UTILITY: space and plumbing for washing machine, space for tumble dryer, door to WC

and door to the rear garden.

BEDROOMS: Bedrooms 1 and 2 have aspects to the front with feature fireplaces and pleasant views. Bedroom 3 has an aspect to the rear.

BATHROOM: fitted suite and window to the side.

OUTSIDE: from the road, steps lead up to the front garden with path to the front door and flower beds on either side. The pretty rear garden is terraced with a log store, two summerhouses, a pond, a woodland seating area and lovely views from the top of the garden up Hawkcombe Combe towards Ley Hill. Parking is available close by.



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 mains drainage.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: w3w.co/heavy.snowy.minus

Council Tax Band: C

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 2022. 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.