



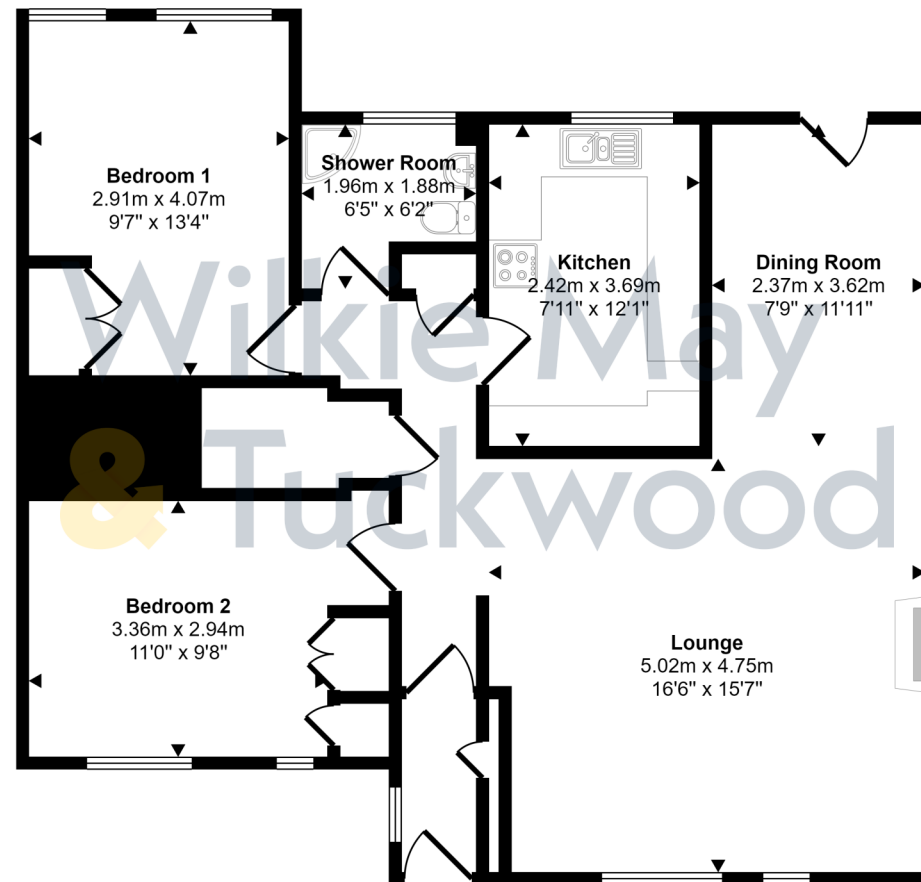
**Park Court, Orchard Rise,**  
 Porlock TA24 8LY  
 Guide £289,950 Leasehold



**Wilkie May  
 & Tuckwood**

# Floor Plan

Approx Gross Internal Area  
82 sq m / 884 sq ft



Floorplan

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 double bedroom ground floor apartment situated within a purpose-built block of four located in the sought-after village of Porlock.

Of cavity wall construction under a pitched roof, this property benefits from double glazing throughout, a modern kitchen and shower room, a garage, beautifully maintained communal gardens and lovely views over the recreation ground to the surrounding woodland.

- Ground floor apartment
- 2 bedrooms
- Modern kitchen and shower room
- Garage
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this two double bedroom purpose-built ground floor apartment.

The accommodation comprises in brief: entrance through its own front door into hallway with storage cupboard and door through to an inner hallway which has a further storage cupboard, open access to the lounge diner and doors to the kitchen, bedrooms and shower room. The lounge is a lovely, large room with two windows to the front and feature fireplace with inset electric fire. To the rear of the lounge there is a dining area with serving hatch through to the kitchen and door to the communal gardens. The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for electric cooker, space and plumbing for washing machine and space for tall fridge freezer. There is also a window overlooking the gardens.

Bedroom 1 has two windows to the rear and built-in wardrobe and bedroom 2 has two

windows to the front and built-in wardrobes. The shower room is fitted with a modern suite comprising corner shower cubicle, low level wc and wash hand basin fitted into a vanity unit with matching cupboard above. There is also an obscured window to the rear.

Outside, the property sits within well-maintained communal gardens which are laid to lawn with inset trees and shrubs and enjoying glorious views over the recreation ground towards the surrounding woodland. To the side of the property there is a store room shared with one of the other apartments. There is also a single garage located within a separate block close by.

AGENTS NOTE: The property is leasehold and is held under the terms of a 999 year lease. There is a service charge payable under the lease currently £725.00 per annum together with a ground rent currently £25.00 per annum.



### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity and mains drainage.

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

**Property Location:** [///weeded.double.dimension](https://weeded.double.dimension) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 71 Mbps download and 15 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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