



Doverhay,

Porlock, TA24 8QB

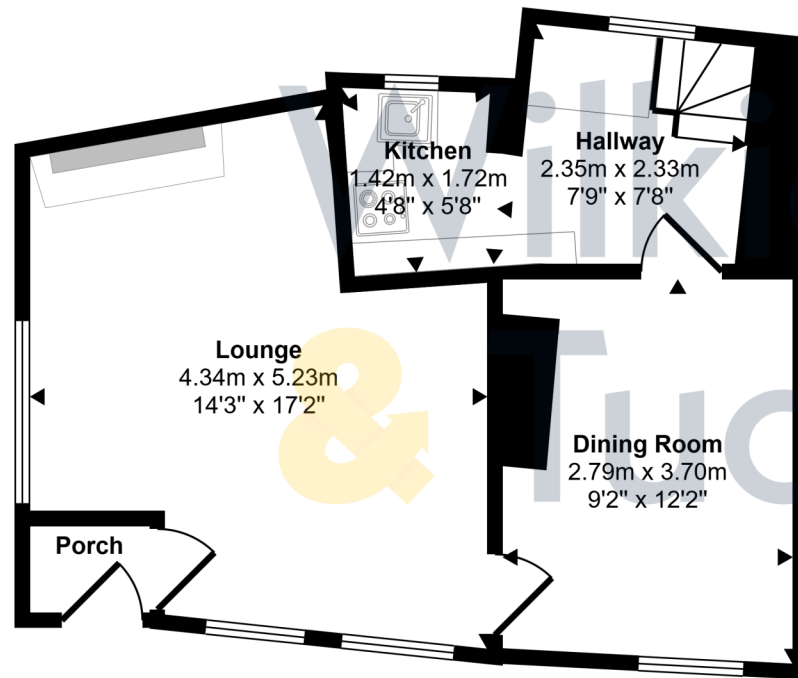
Price £217,000 Freehold

			E
2	2	1	EPC

**Wilkie May
& Tuckwood**

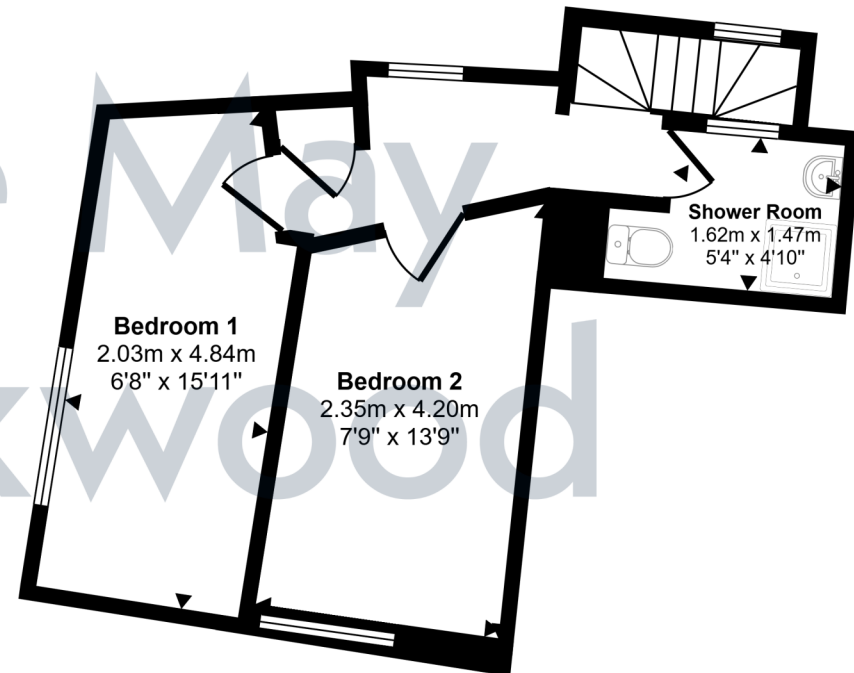
Floor Plan

Approx Gross Internal Area
67 sq m / 722 sq ft



Ground Floor

Approx 39 sq m / 416 sq ft



First Floor

Approx 28 sq m / 306 sq ft

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 two-bedroom cottage situated in the heart of the sought-after village of Porlock offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, this attractive property benefits from two good-sized reception rooms, a large fireplace in the lounge, a small original fireplace in one of the bedrooms and window seats in the lounge and dining room.

The property would make an ideal self-contained holiday home, retirement, or first time buyer property with its position so close to village amenities.

- Village location
- 2 reception rooms
- 2 bedrooms
- Large feature fireplace in Lounge
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this delightful village property.

The accommodation comprises in brief: front door into a small porch with door into the lounge. This is a good-sized room with two windows to the front both with window seats and a window to the side. There is also a large feature fireplace. A door leads through to the dining room which also has a window to the front with window seat.

From the dining room a door leads through to an inner hallway with window to the rear, stairs to the first floor and access to the kitchen area which is fitted with wall and base units, sink incorporated into work surface, space for slot in electric cooker and space for undercounter fridge. There is also a window to the rear.



To the first floor there is a landing area with two windows to the rear, storage cupboard and doors to the bedrooms and shower room. One of the bedrooms has a window to the side and one to the front.

SITUATION: The village of Porlock is a thriving community and popular tourist location and has a good range of shops, pubs and restaurants together with a doctors' surgery, all within walking distance of the property. The village is surrounded by the beautiful countryside of the Exmoor National Park and Porlock Weir is just down the road with its harbour, pubs and restaurants.

AGENTS NOTE: There is a flying freehold over the dining room in favour of the adjoining property.



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 and mains drainage.

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

Property Location: [///races.head.cuddling](https://www.races.head.cuddling) **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: 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

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 February 2025. 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH



WM&T