



The Poplars, Hawkcombe,

Porlock, TA24 8QN

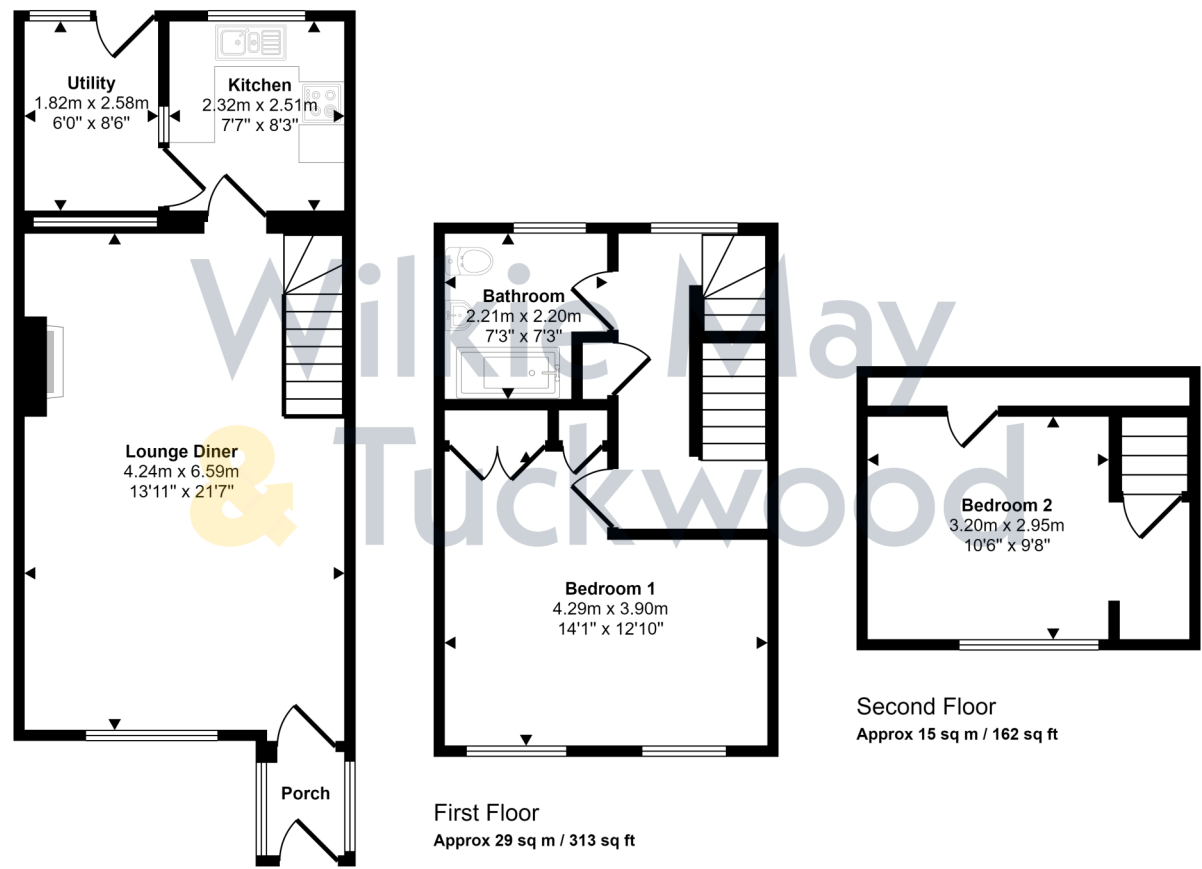
Price £280,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
87 sq m / 935 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

An attractive two double bedroom terraced Cottage situated on the outskirts of the sought-after Exmoor National Park village of Porlock.

Unusually for cottages in The Poplars, this property benefits from a good-sized private garden, detached garage and off road parking.

Other benefits include a utility room and lovely views from the front up Hawkcombe Combe and from the rear over the village allotments to the sea.

The property is offered for sale with NO ONWARD CHAIN.

- Village location
- 2 double bedrooms
- Garage and parking
- Gardens and lovely views
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this delightful cottage situated within the popular Hawkcombe area of Porlock.

The accommodation comprises in brief: entrance through front door into porch with windows on either side and door through to the lounge diner. This is a good-sized room with window to the front, fireplace with inset stove and stairs to the first floor. A door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, space for slot in electric cooker and space for tall fridge freezer. There is also a window overlooking the garden and a door through to the utility room which has a door leading to the garden.

To the first floor there is a landing area with window to the rear, storage cupboard, stairs to the second floor and doors to the bathroom and one of the bedrooms. This first floor bedroom is of a good size with built-in wardrobes and two windows to the front affording lovely views.



The other bedroom is located on the second floor with eaves storage, some restricted head height and window to the front with lovely views.

Outside to the front there is a pathway leading to the front door. The garden is to the rear and is of a good size, predominantly laid to lawn with shrub and hedge boundaries. Accessed from Parson's Street there is gated access to the off road parking and detached garage which backs on to the rear garden.

AGENTS NOTE: The property has the benefit of a right of way on foot only along the footpaths at the front and rear of the adjoining properties subject to the right of adjoining owners to pass on foot only over the pathways in front and behind this 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: [///creeps.margin.revamped](http://creeps.margin.revamped) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 66 Mbps download and 14 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 July 2024. . 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.



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