



West Porlock

Porlock, TA24 8NX

Price £695,000 Freehold



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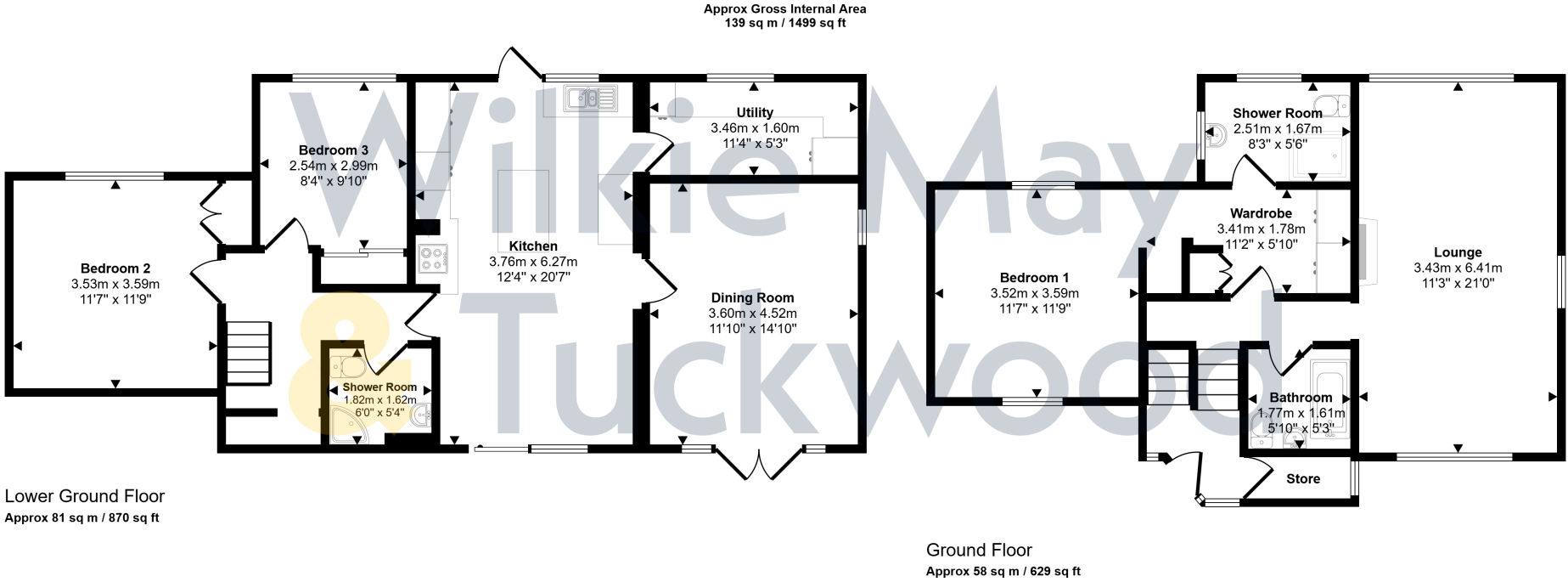
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TBA

EPC

**Wilkie May
& Tuckwood**

Floor Plan



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 spacious and very attractive, three-bedroom detached house situated within the sought after West Porlock area between Porlock village and Porlock Weir.

Of cavity wall construction under a pitched roof, this lovely property benefits from oil fired central heating and double glazing throughout, a large kitchen with utility room, two lower ground floor bedrooms with a lower ground floor shower room, a large lounge on the ground floor designed to take full advantage of the wonderful views, delightful gardens and off road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought after village
- 3 bedrooms, 1 with en-suite
- Delightful gardens
- Off road parking
- Wonderful views



Wilkie May & Tuckwood are delighted to be able to offer this lovely detached property.

The accommodation comprises in brief: entrance through front door into the hallway with stairs down to the lower ground floor, a storage cupboard, access to the lounge and doors to the master bedroom and bathroom. The lounge is a lovely, large triple aspect room with wonderful views over the gardens and surrounding countryside and feature fireplace. The master bedroom is a large, double aspect room again with lovely views, a large walk-in wardrobe area and door into the en-suite shower room. There is also a fitted bathroom on this floor.

To the lower ground floor there is a hallway with doors to the remaining two bedrooms and kitchen. The kitchen is another double aspect room with sliding door to the front garden and door with window alongside opening out to the rear garden. The kitchen is fitted with a range of wall and base units,

sink and drainer incorporated into work surface with tiled surrounds, island unit, integrated double oven, integrated hob and integrated dishwasher. From the kitchen, a door leads through to the fitted utility room. A further door leads through to the dining room which has an attractive beamed ceiling, window to the side and French doors leading to the front garden.

Outside, the property is approached over a private driveway shared with adjoining owners. The property sits within delightful gardens with paved seating area and beds with shrubs and flowers.



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, mains drainage and oil fired central heating.

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

Property Location: [///shells.saying.executive](https://shells.saying.executive) **Council Tax Band:** F

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 23 Mbps download and 1 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 May 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.



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