



Wilkie May
& Tuckwood

Hawcombe

Porlock, TA24 8QN

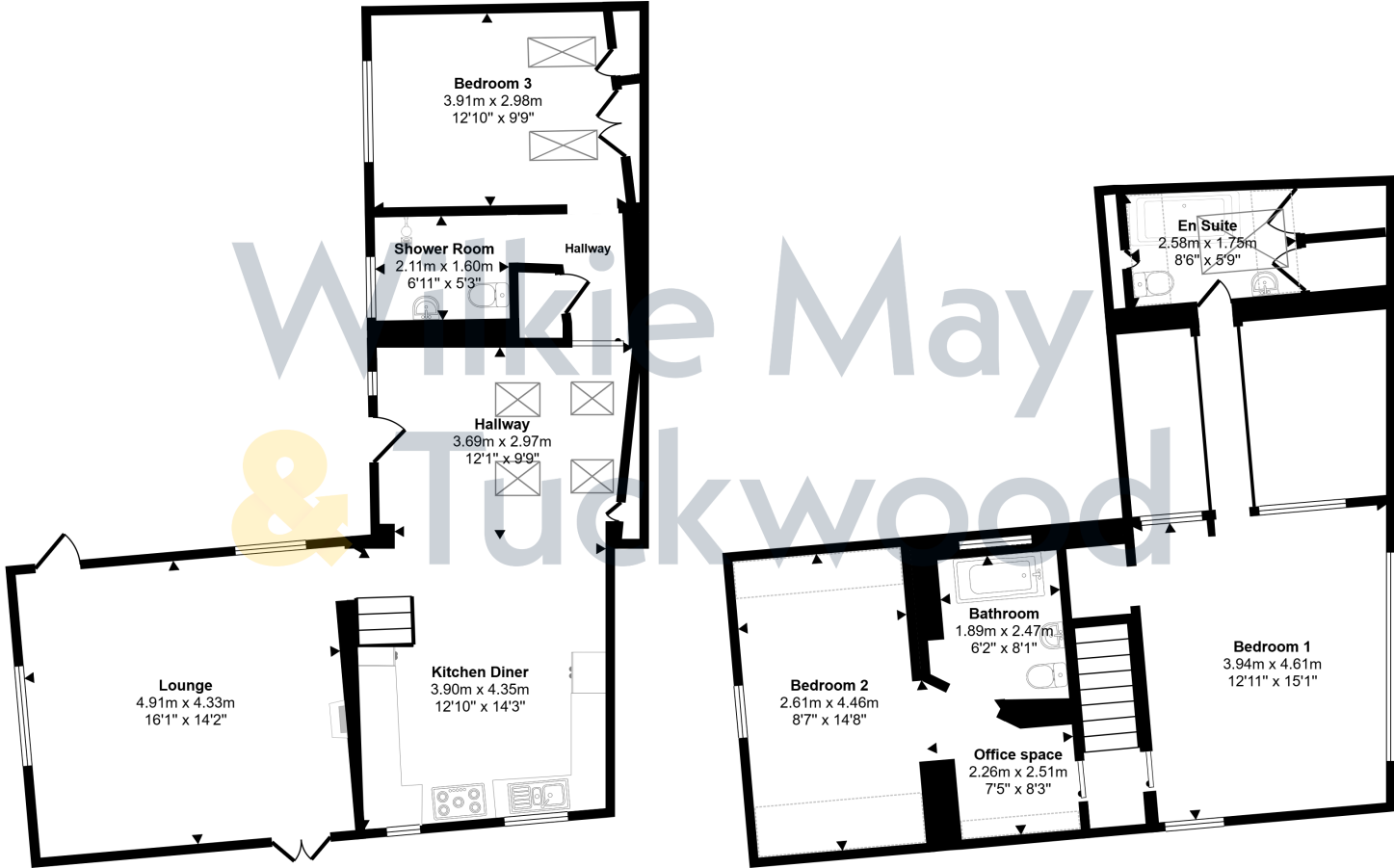
Price £499,950 Freehold



Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
138 sq m / 1488 sq ft



Ground Floor
Approx 72 sq m / 777 sq ft

First Floor
Approx 66 sq m / 711 sq ft

Denotes head height below 1.5m

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 and most unusual, three double bedroom detached house situated within the popular Hawkcombe area on the outskirts of Porlock.

Of stone construction under a pitched roof, the property has been lovingly updated by the current owners to provide a stunning family home benefiting from oil fired central heating and double glazing throughout, a ground floor bedroom with shower room and two further bedrooms on the first floor, both with en-suite facilities, a modern kitchen diner, off road parking, attractive gardens and lovely views over the Recreation Ground towards Hurlstone Point.

The pretty Hawkcombe stream runs to the front of the property but enquiries of the Government websites confirm that the property is at very low risk of flooding.

- Beautifully renovated
- 3 bedrooms all with en-suite
- Off road parking
- Attractive gardens
- Viewing highly recommended.



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

The accommodation comprises in brief: entrance through front door into a spacious hallway with four velux windows to the rear, door to a storage area and access to the open plan kitchen diner. The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface, integrated range cooker with extractor hood over and integrated fridge freezer. There are also two windows to the side overlooking the garden and stairs to the first floor. The lounge is a large, very attractive room with windows on two sides, French doors to the rear out to the garden and a door to the front opening out to an attractive patio area.

From the hallway a sliding door gives access to a further hallway with storage cupboard and access to the ground floor bedroom which has a window to the front and two velux windows to the rear and storage space. There is also a fully fitted shower

room.

To the first floor there is a small landing area with sliding doors to the other bedrooms. The master bedroom is a beautifully light, triple aspect room with, most unusually, a bridge above the hallway giving access to the en-suite shower room which also has eaves storage space. The second bedroom has an office space, a window to the side and an en-suite bathroom. Both bedrooms and en-suite facilities have some restricted head height.

Outside, the property is approached from the road over a bridge crossing the stream leading to off road parking space. Immediately to the side of the parking area there is an attractive patio area which has been fenced to provide a good degree of privacy. To the other side of the house and accessed from the French doors in the lounge, there is an area laid to lawn with seating areas and again enjoying a good degree of privacy.



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: [///creeps.margin.revamped](http://creeps.margin.revamped) **Council Tax Band: E**

Broadband and mobile coverage: We understand that there is 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 June 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

