



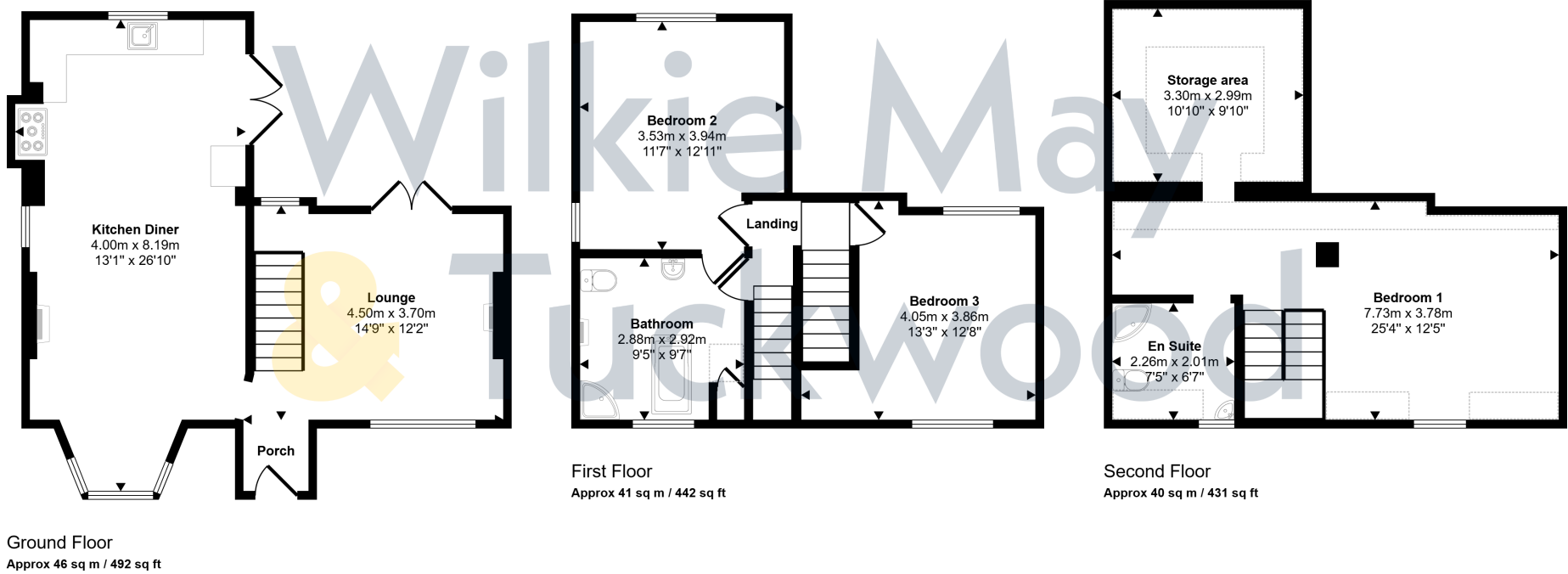
Villes Lane,
 Porlock, TA24 8NW
 Price £475,000 Freehold



**Wilkie May
 & Tuckwood**

Floor Plan

Approx Gross Internal Area
127 sq m / 1365 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 substantial and very attractively presented, three-bedroom detached house located in the heart of the sought-after Exmoor National Park village of Porlock and offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, this lovely property has been updated by the current owner in particular by the complete re-landscaping of the garden and parking area.

The property also retains many original features to include attractive flagstone flooring in the lounge and kitchen diner; whilst benefiting from the modern conveniences of oil fired central heating and double glazing throughout, a modern kitchen and bathroom and an en-suite to the second floor bedroom.

- Central village location
- 3 bedrooms one with en-suite
- Off road parking
- Landscaped garden
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into a lobby area with access to the lounge and kitchen dining room and stairs to the first floor. The lounge is a very attractive, double aspect room with window to the front and French doors leading out to a paved veranda, flagstone flooring and fireplace with inset wood burning stove.

The kitchen dining room is a lovely, large room running the full depth of the house. There is a dining or further seating area with a bay window to the front and fireplace with inset wood burning stove and a large kitchen area with window to the rear and French doors opening out to the veranda. The kitchen is fitted with an attractive range of wall and base units, Travertine butler style sink with waste disposal incorporated into wooden work surface and an oil fired Rayburn for cooking and serving the domestic hot water and central heating system. There is also space for a tall fridge freezer.



To the first floor there is a landing area with window to the rear, stairs to the second floor and doors to two of the bedrooms and the bathroom. Both bedrooms are lovely, light, double aspect rooms and the bathroom is fitted with a four piece suite including a corner shower unit and free standing slipper bath. The bathroom also retains an original fireplace and has space and plumbing for a washing machine.

To the second floor there is a large bedroom with exposed beams and floorboards, some restricted head height, window to the front, large storage/dressing room area and access to the en-suite shower room.

Outside, the property is accessed through a gate opening to an enclosed walled courtyard with gate through to the veranda which has a Welsh slate roof, access to a raised seating area and steps leading down to the remainder of the garden, partly laid with artificial grass and partly with gravel. Double gates open to Meadowhayes so as to provide off road parking for several vehicles.



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: [///paradise.scarf.pave](http://paradise.scarf.pave) **Council Tax Band:** C

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

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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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

