



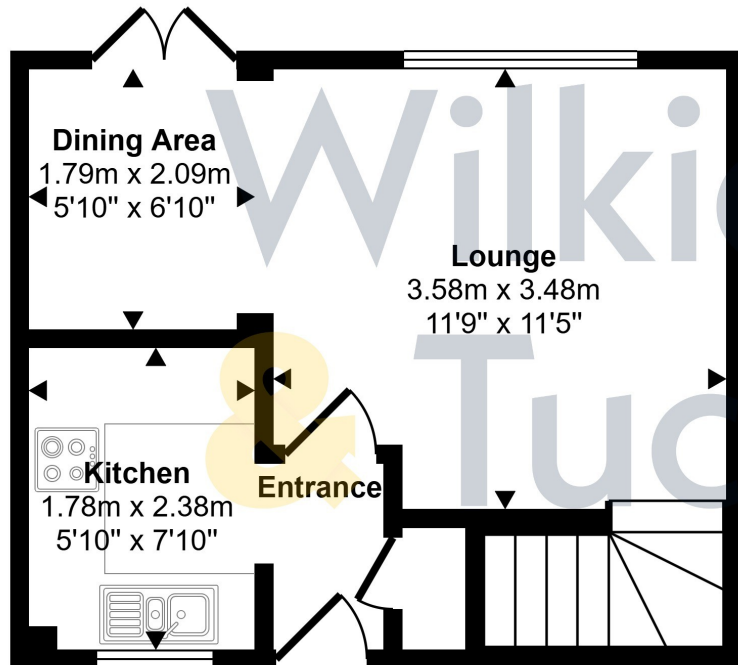
Pollards Court, Porlock,
 Minehead, TA24 8PH
 Price £205,000 Freehold



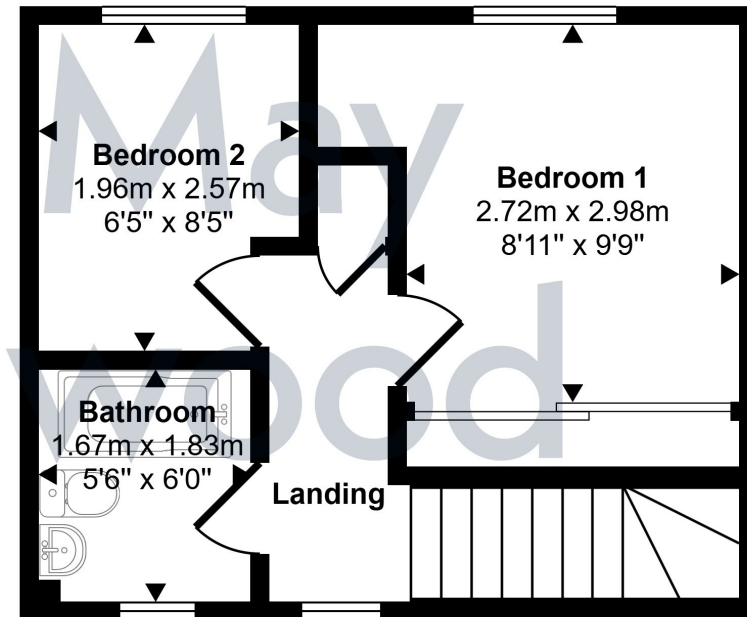
**Wilkie May
 & Tuckwood**

Floor Plan

Approx Gross Internal Area
51 sq m / 544 sq ft



Ground Floor
Approx 25 sq m / 272 sq ft



First Floor
Approx 25 sq m / 271 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 beautifully presented and fully refurbished, modern terraced house, enjoying a very pleasant situation within this sought after village.

Of cavity wall construction under a pitched roof, this property benefits from double glazing throughout, electric heating, a modern kitchen and bathroom, an attractive garden and off road parking.

AGENTS NOTE: Rear access to the house is via a shared pathway.

- Within easy reach of the village centre
- Fully refurbished
- Garden
- Off road parking
- Ideal investment or first-time buy



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented, two bedroom terraced house.

The property has been fully refurbished by the current owners to include a replacement kitchen, bathroom, floor coverings and redecoration. Modern, efficient electric heaters have also been fitted along with new consumer units and hard-wired smoke alarms.

The accommodation is arranged over two floors and comprises: a double glazed door that leads into an entrance hall, with a built-in storage cupboard with shelving; above which are the electrical consumer units. A door leads into the sitting room and an archway into the kitchen.

The kitchen has been fitted with a tasteful range of wall and base units with high gloss doors and timber effect work tops. There is an integrated sink and drainer, as well as an

electric oven and hob. Space is provided for a fridge and washing machine.

The sitting room is a lovely light room and features a dining area, with patio doors leading out to the rear garden and another window to the rear. Stairs rise to the first floor and landing.

On the first floor, the landing provides access to the bedrooms and bathroom. The main bedroom is a good size double room and benefits from wall to wall built-in wardrobes and an attractive outlook to the rear. The second bedroom is a good single and also enjoys a similar outlook. The bathroom has been fitted with a modern suite and includes a shower over the bath.

Outside, to the front is a well-stocked, raised flower bed. To the rear, is a private, graveled courtyard seating area, enclosed by a stone wall and timber fence. A gate leads to the off road parking space.



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: [///presides.united.painting](#) **Council Tax Band:** B

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 October 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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