





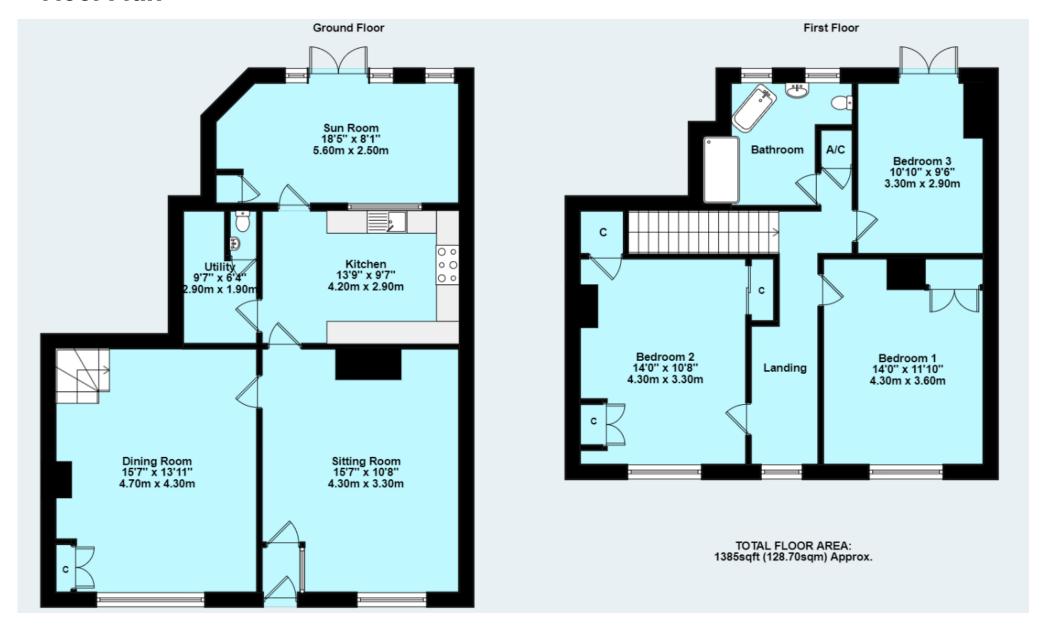
High Street

Porlock, TA24 8PS £300,000 Freehold





Floor Plan





Description

A very attractive and characterful three reception room, three bedroom Cottage situated in the heart of the sought after Exmoor National Park village of Porlock.

The property does retain some original features but also enjoys the modern conveniences of electric central heating with a new boiler installed this year, a solar panel on the roof to assist with hot water, a utility with cloakroom and a sun room with lantern roof. The roof was also replaced some three years ago.

There is also a small roof terrace enjoying wonderful views over the village towards Hurlstone Point.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Central village location
- 3 Bedrooms
- Lovely views from roof terrace
- Sun room
- Ideal holiday home



door into LOBBY with coats hanging space, lantern roof. feature glass panel and glazed door into the,

the front, feature fire place with inset wood solar heating. burning stove, wooden flooring and doors to the Kitchen and.

window to the front, feature stone wall, stairs to hatch. the first floor, built-in cupboard and wood flooring.

KITCHEN: fitted kitchen with appliances to paneling and two windows to the rear. stvle fridae include American freezer, dishwasher and dual fuel range cooker. There is also a slate floor, window and a door into CLOAKROOM.

SUN ROOM: a lovely, light and airy room with village to Hurlstone Point.

THE ACCOMMODATION COMPRISES IN BRIEF: front French doors and windows to the rear and a

FIRST FLOOR LANDING: with airing cupboard SITTING ROOM: good-sized room with window to housing the electric boiler and water tank for

BEDROOMS: two with windows to the front and built-in cupboards and the third with French DINING ROOM: another good-sized room with doors opening to the roof terrace and loft

> BATHROOM: fitted with a four piece suite including a jacuzzi bath, dado height wood

OUTSIDE: from the Sun Room the property benefits from a right of way over the adjoining rear. A door opens to the UTILITY ROOM and garden to Sparkhayes Lane. It would be possible to create a small seating area on the roof terrace which enjoys lovely views over the







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: ///impressed.averts.edgy Council Tax Band: C

Broadband and mobile coverage: We understand that there is good 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: High risk Rivers and the Sea: Medium risk Reservoirs: Unlikely Groundwater: Unlikely. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-riskPlanning:

Local planning information is available on http://www.somersetwestandtaunton.gov.uk/asp/

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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









