



Wilkie May  
& Tuckwood

### Pollards Court

Porlock, TA24 8PH

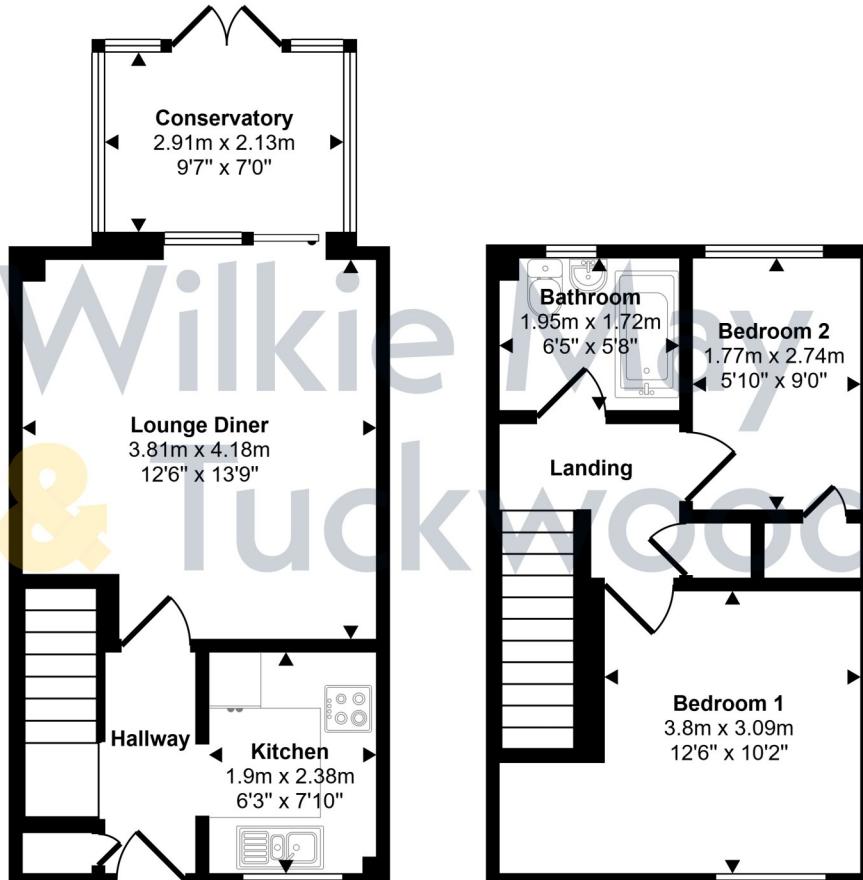
Price £175,000 Freehold

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& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
57 sq m / 610 sq ft



Ground Floor  
Approx 31 sq m / 336 sq ft

First Floor  
Approx 25 sq m / 274 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 modern, two-bedroom mid-terrace house situated in the heart of the sought-after Exmoor National Park village of Porlock, offered for sale with NO ONWARD CHAIN.**

**Of cavity wall construction under a pitched roof, the property benefits from double glazing throughout, a conservatory, a small courtyard garden and an allocated off road parking space.**

- Village property
- 2 bedrooms
- Allocated parking space
- Courtyard garden
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this mid-terrace village property.

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard, stairs to the first floor, door to the lounge diner and access to the kitchen.

The lounge diner is a good-sized room with sliding patio door to the rear opening to the conservatory. The conservatory is glazed on three sides and has French doors opening to the courtyard garden.

The kitchen has an aspect to the front and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated hob with extractor hood over and integrated oven. There is also space for a fridge freezer and space and plumbing for a washing machine.

To the first floor there is a landing area with doors to the bedrooms and bathroom. Bedroom one has an aspect to the front and bedroom two to the rear, with views towards the sea. The bathroom is fitted with a three piece suite and has an obscured window to the rear.

Outside to the rear there is a small courtyard garden. There is also one allocated parking space close by.

**SITUATION:** The village of Porlock is a thriving community and popular tourist location and has a good range of shops, pubs and restaurants together with a doctors' surgery, all within walking distance of the property. The village is surrounded by the beautiful countryside of the Exmoor National Park and Porlock Weir is just down the road with its harbour, pubs and restaurants.



## 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.

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

**Property Location:** <http://latitudes.screeches.provide> **Council Tax Band:** B

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 61 Mbps download and 11 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 November 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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