



High Street, Porlock, Minehead, TA24 8PS

welcome to

The Olde Chapel, High Street, Porlock

Situated within the heart of the popular Exmoor village of Porlock is this superb shop with a three bedroom first floor maisonette. This former Methodist Chapel is a significant building of Porlock's history was built in 1837 & served for approx. 90 years. Viewing is a must!

Shop

33' 3" + bay windows x 25' 4" (10.13m + bay windows x 7.72m)

A superb open space approx. 800 sq.ft with period character with two delightful bay windows with seating areas to the front, exposed floorboards, doors to

Store Room

8' 9" x 4' 7" (2.67m x 1.40m)

Window to side, light & power.

W.C

With window to side, vanity wash hand basin, exposed floorboards, electric heater, walkin store room, doors to two separate WC.

Masionette

With front door located to the side of the property giving access to the entrance hall with staircase rising to the first floor landing.

First Floor Landing

With window to front, doors to

Shower Room

Window to side, a white suite comprising of low level WC, wash hand basin, large shower cubicle with rainwater shower head, tiled floor.

Lounge/ Dining Room/ Kitchen

21' 4" max x 19' 3" max (6.50m max x 5.87m max)

A superb open plan room with window to side & a skylight window, inset ceiling spotlights, laminate floor, door & staircase rising to second floor bedroom three, doors to

Kitchen Area - a range of fitted base & wall units, worktop surfaces, inset stainless steel sink unit, integrated electric oven with electric hob over & stainless steel cooker hood, space & plumbing for washing machine, space for fridge freezer, tiled splashbacks.

Bedroom One

16' 3" max x 12' 1" max (4.95m max x 3.68m max)

Windows to front & french door to front.

Bedroom Two

12' 1" x 7' 9" + Bay window (3.68m x 2.36m + Bay window)

A duel aspect room with window to front & bay window to side.

Bathroom

Skylight window, a white suite comprising of panelled bath with mixer taps/shower attachment over, fitted shower screen, wash hand basin, low level WC, tiled floor, part tiled surrounds, built in understairs cupboard housing the hot water cylinder.

Bedroom Three

19' 1" max x 14' 6" max (5.82m max x 4.42m max)

With three skylight windows with views over Porlock, exposed beams, inset ceiling spotlights.





Location

Porlock is one of the most popular Exmoor villages given its excellent thriving community together with local shops including chemist, supermarkets, and butcher together with a Church, doctors surgery, village hall, primary school, inns and restaurants. Clubs include bowls, cricket, football and tennis with golf at Minehead. The quaint harbour and hamlet of Porlock Weir is within two miles,, Minehead is five miles and it is approximately twenty six miles from the county town of Taunton which has mainline rail connections and access to the motorway network. For those who enjoy exploring the countryside there are superb walks literally on the doorstep and the Exmoor, Quantock and Brendon Hills and the coast are all close at hand.

Agents Note

The maisonette is currently undergoing some refurbishment.



check out more properties at fox-and-sons.co.uk



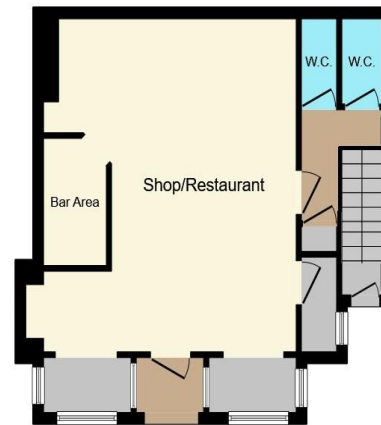
welcome to

The Olde Chapel, High Street, Porlock Minehead

- Popular Exmoor Village of Porlock
- Shop with First Floor Three Bedroom Maisonette
- Central Position within the Village Centre
- The Maisonette is currently undergoing Refurbishment
- Electric Heating - Period Character

Tenure: Freehold EPC Rating: D

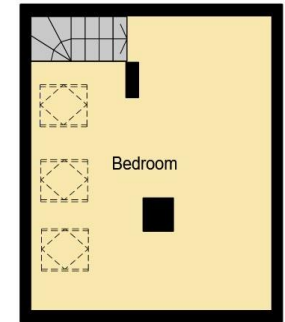
£399,995



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

check out more properties at fox-and-sons.co.uk



Property Ref:
MIH106320 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24
5NL



fox-and-sons.co.uk