



Furzeland Road, Porlock, Minehead, TA24 8NF

welcome to

The Haven, Furzeland Road, Porlock

Situated within the popular Exmoor village of Porlock enjoying views towards surrounding countryside & the Bristol Channel is this beautifully presented three bedroom semi detached family home. The property benefits from double glazing, enclosed rear garden with covered patio & off road parking.



Double Glazed Front Door

Leading to

Entrance Porch

Double glazed window to front, tiled flooring, stained glass inner front door leading to

Entrance Hall

Double glazed window to side, tiled flooring, telephone point, built in understairs cupboard, night storage heater, staircase rising to first floor landing, doors to

Cloakroom

Double glazed window to side, low level WC, wash hand basin, tiled flooring.

Lounge

15' max x 11' 3" max (4.57m max x 3.43m max)
Double glazed bay window to front, night storage heater, fitted carpet, picture rail, inset log burner set on tiled hearth, bi-folding doors to dining room.

Dining Room

12' 2" x 11' 2" max (3.71m x 3.40m max)
Double glazed patio doors to rear garden, exposed floorboards, night storage heater, picture rail, door to entrance hall.

Kitchen

8' 11" x 8' 10" (2.72m x 2.69m)
Double glazed window to rear, a range of grey coloured base and wall units with worktop surfaces, inset one and one half bowl sink unit with mixer tap, tiled flooring, space for cooker, tiled splashbacks, integrated dishwasher, built in larder cupboard, double glazed door to

Utility Room

13' 6" x 4' 9" (4.11m x 1.45m)
Double glazed doors to front and rear, tiled flooring, fitted base units with worktop surfaces, space for fridge freezer, space and plumbing for washing machine, light and power.

First Floor Landing

Double glazed window to side with views towards the Bristol Channel, night storage heater, fitted carpet, access to roof space, built in airing cupboard with hot water cylinder and shelving, doors to

Bedroom One

12' 1" x 11' 3" max (3.68m x 3.43m max)
Double glazed window to front with views over Porlock and surrounding countryside, fitted carpet, night storage heater, picture rail.

Bedroom Two

12' 1" x 11' 3" max (3.68m x 3.43m max)
Double glazed window to rear with views towards the Bristol Channel, fitted carpet, night storage heater, picture rail.

Bedroom Three

9' x 8' 4" (2.74m x 2.54m)
Double glazed window to front, picture rail, night storage heater, exposed floorboards.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, vanity wash hand basin with drawers under, part tiled surrounds, tiled flooring, inset ceiling spotlights.

W.C.

Double glazed window to side, low level WC, fitted shelving.

Outside

The property is approached via a gravelled driveway providing off road parking, pathway leading to the front door, a gravelled garden with shrub bed, pedestrian gate to the side, stone wall boundary to the front.

To the rear is an enclosed garden comprising a large covered paved patio immediately to the rear of the property, two outside power point, LPG connection point to supply a gas cooker connection, outside water tap, gravelled and paved garden with flower and shrub beds, pear tree, the garden is bordered by fencing and walling.

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.



view this property online fox-and-sons.co.uk/Property/MIH107419



welcome to

The Haven, Furzeland Road, Porlock

- Popular Exmoor Village of Porlock
- Semi Detached Family Home
- Three Bedrooms - Two Reception Rooms
- Double Glazing - Kitchen - Cloakroom
- Enclosed Rear Garden - Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£389,950



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107419



Property Ref:
MIH107419 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk