



**Furzeland Road, Porlock, Minehead, TA24 8NF**

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## **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.



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## 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

**£379,950**



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Property Ref:  
MIH107419 - 0003



Please note the marker reflects the postcode not the actual property



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