





Bossington Lane

Porlock TA24 8HD

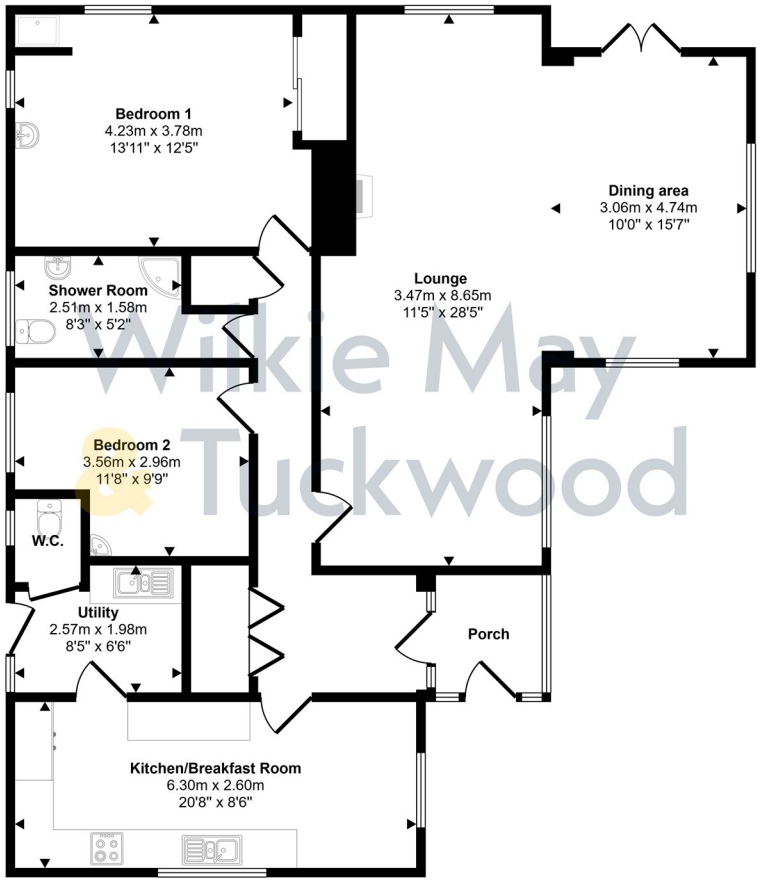
Price £550,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
120 sq m / 1294 sq ft



Floorplan

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

SPACIOUS DETACHED TWO-BEDROOM BUNGALOW - with attractive surrounding gardens, views towards Hurlstone Point, garage and off road parking offered for sale with NO ONWARD CHAIN.

- Sought after area on the outskirts of Porlock
- In need of general updating
- Garage with off road parking
- Attractive level surrounding gardens
- Lovely views towards Hurlstone Point
- Potential to convert the loft subject to necessary consents
- NO ONWARD CHAIN





Of cavity wall construction under a pitched roof, this attractive property is in need of general updating but does benefit from wood framed double glazing throughout together with a garage, off road parking and attractive surrounding gardens.

The accommodation comprises in brief: entrance through front door into a glazed porch with door through to the hallway which has two storage cupboards and doors to all principal rooms. There is also a hatch with ladder to the roof space. This roof space is large and could be converted into further living accommodation if so desired subject to the necessary consents.

The lounge diner is a large room with windows on three sides, French doors opening out to the garden and an attractive ceiling beam dividing the lounge and dining areas. There is also a brick built feature fireplace in the lounge area.

The kitchen/breakfast room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven and hob and windows to the front and side.

From the kitchen, a door opens to a utility room with space and plumbing for a washing machine, space for a tall fridge freezer, door to a wc and door to the rear garden.

There are also two double bedrooms. One is a large, double aspect room with fitted wardrobe, shower cubicle and wash hand basin. The other bedroom has a window to the rear and wash hand basin. There is also a fitted shower room.

Outside, the property is approached over a driveway providing off road parking for several vehicles leading to the garage. Between the bungalow and the garage, there is a useful covered area.

The remainder of the garden is level and laid to lawn with inset trees and shrubs, a hedged boundary and lovely views towards Hurlstone Point.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///tissue.slips.clogging **Council Tax Band:** F

Broadband and mobile coverage: We understand there is 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: Very low risk **Rivers and 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/

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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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