



Bossington Lane

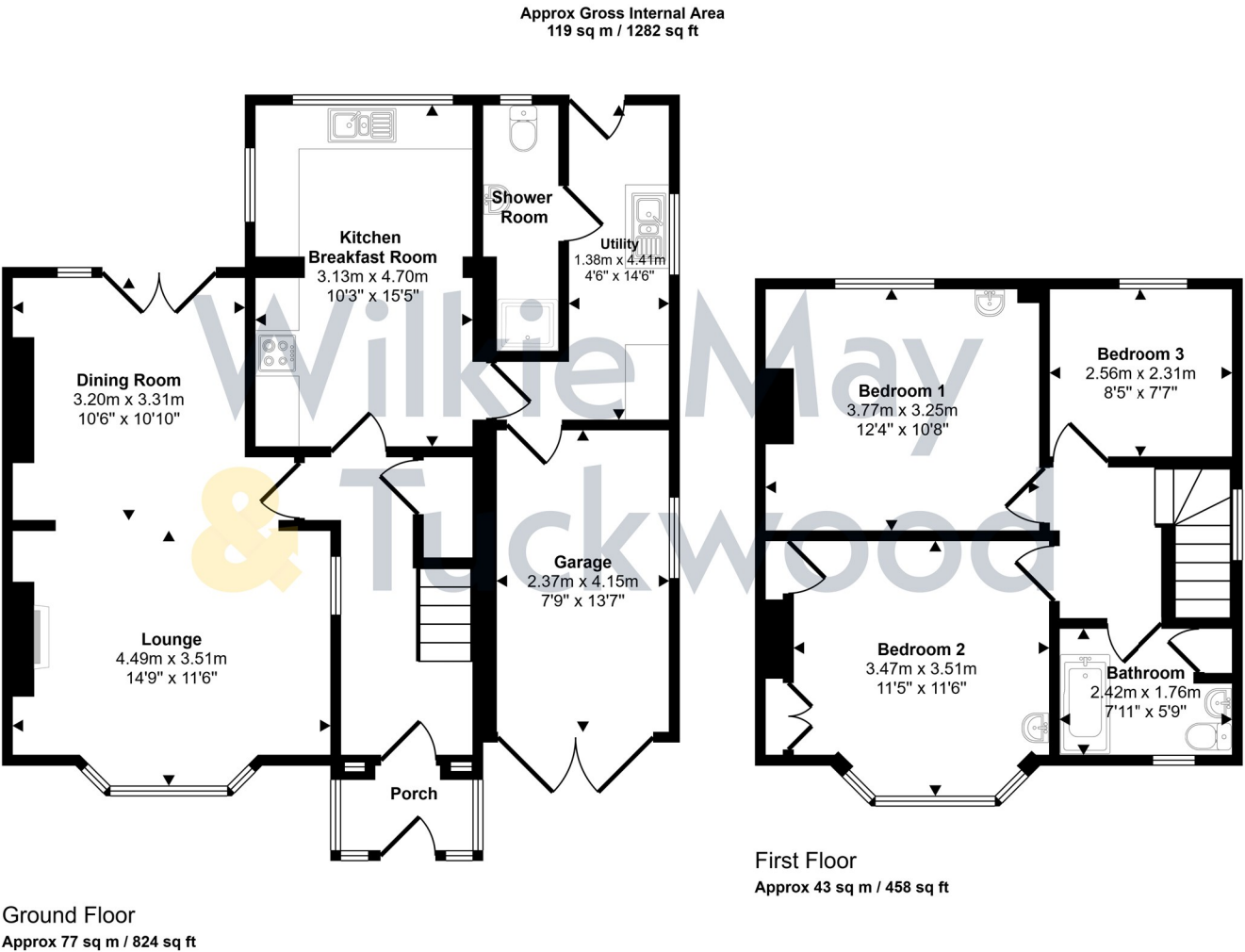
Porlock TA24 8HD

Price £550,000 Freehold



**Wilkie May
& Tuckwood**

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

With stunning views from the rear over Porlock bay and beautifully maintained gardens, this is a very attractive, three-bedroom semi-detached house located within the sought after Bossington Lane area on the outskirts of Porlock backing onto open farmland.

- Wonderful views from the rear over the coastline
- Sought after area on the outskirts of Porlock
- Beautifully maintained gardens
- Garage with off road parking
- Internal viewing highly recommended



The accommodation comprises in brief: entrance through front door into a porch with door through to the entrance hall which has attractive parquet flooring, stairs rising to the first floor, understairs cupboard and doors into the dining room and kitchen breakfast room.

The dining room is a good-sized room with French doors opening out to the rear garden. There is also open access to the lounge which is a very attractive room with bay window to the front and fireplace with inset multi fuel burning stove.

The kitchen breakfast room is a double aspect room with windows to the side and rear with lovely views over the garden and tiled floor. The kitchen area is fitted with an attractive range of cream coloured base units, one and a half bowl sink and drainer incorporated into wooden work surface with tiled surrounds and integrated oil fired Rayburn and microwave. There is also ample space for a tall fridge freezer. A door leads through to the fitted utility room which has a door to the garden, door into the ground floor shower room and door into the garage.



To the first floor there is a landing area with window to the side and doors into the bedrooms and bathroom. Two of the bedrooms have aspects to the rear with wonderful views over Porlock Bay and the third has a bay window to the front with integrated wardrobes. The bathroom is fitted with a modern suite with obscured window to the front.

Outside to the front there is a driveway providing off road parking leading to the garage. Immediately to the rear of the property there is a patio area designed to take full advantage of the lovely views over the garden. Steps lead down to a further small area of patio. The garden is a particular feature of the property and is of a good size and predominantly laid to lawn with hedged boundaries, inset plants and shrubs, a vegetable plot and a shed.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity are connected.

Local Authority: Somerset Council, Taunton TA1

Property Location: [///credible.racing.users](https://credible.racing.users) Council Tax Band: D

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 71 Mbps download and 16

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/>

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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 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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