



High Street

Porlock TA24 8PS

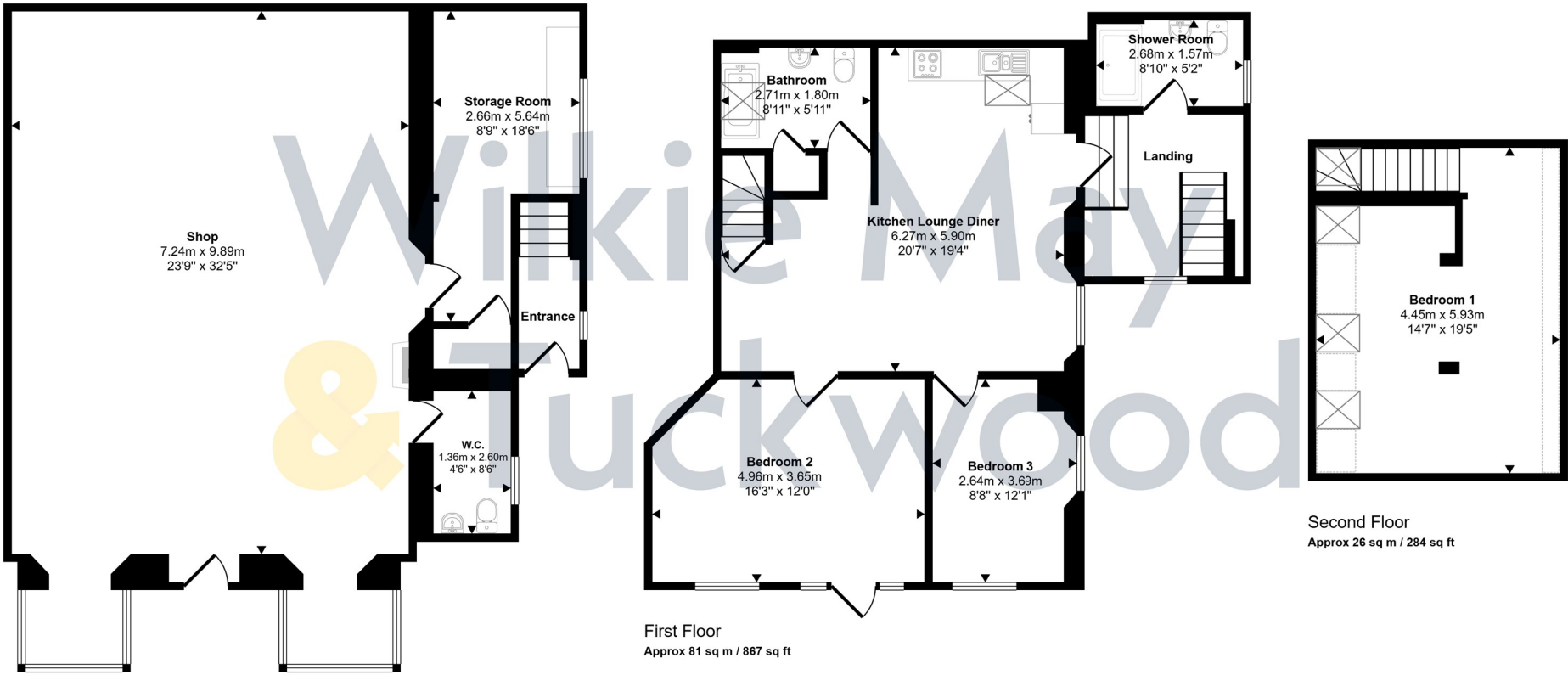
Price £325,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
213 sq m / 2297 sq ft



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

A rare opportunity to purchase ground floor shop premises with three-bedroom maisonette above situated in the heart of the sought-after village of Porlock.

- Ground floor shop with three-bedroom maisonette
- Central village location
- Within the Exmoor National Park
- Suitable for many different uses
- Internal viewing highly recommended



The accommodation comprises in brief: the shop premises are accessed through a front door facing the High Street with windows on either side. The shop floor is spacious with a good-sized store room with window to the side and cupboard and a door to a fitted wc with wash hand basin and window to the side.

The maisonette is accessed to the side of the shop premises through its own front door with steps leading up to the first floor landing which has a door into a fitted shower room and steps up to a large kitchen/lounge/dining room.

The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface and an integrated oven with extractor hood over.



From the living accommodation, doors open to two of the bedrooms and stairs rise to the second floor. One is a double aspect room with windows to the front and side and the other has a window to the front and a door which opens to a flat roof area above the shop door. A further door opens into the fitted bathroom.

The second floor bedroom has three velux windows affording pleasant views over the village.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity.

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://huts.pardon.commutes> Council Tax Band: B for the maisonette

Broadband and mobile coverage: We understand that 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 the Sea:** Low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

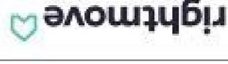
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 8th July 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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. b. 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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