



Hurlstone Park

Minehead TA24 8JB

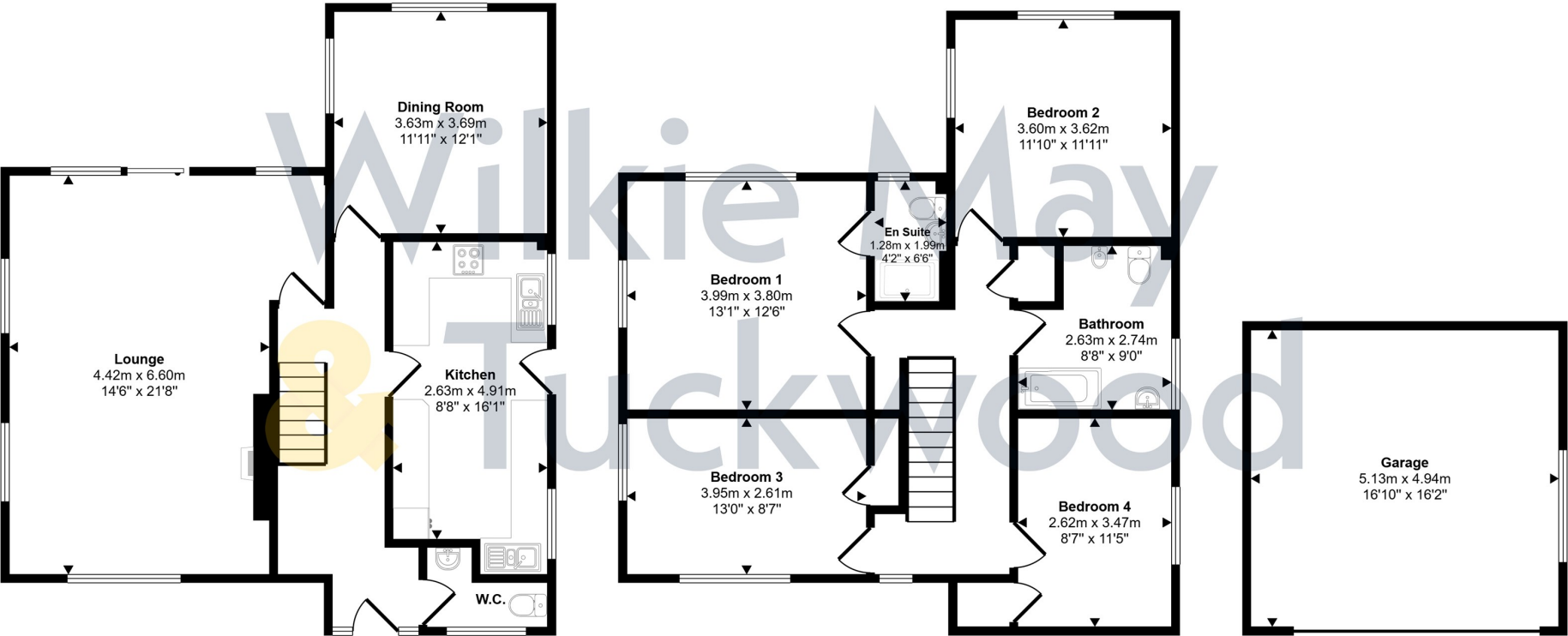
Price £550,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
170 sq m / 1835 sq ft



Ground Floor
Approx 73 sq m / 781 sq ft

First Floor
Approx 73 sq m / 782 sq ft

Garage
Approx 25 sq m / 273 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

An attractive, two reception room, four-bedroom detached house located within a sought after area on the outskirts of Porlock, offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this lovely property enjoys spectacular views over the surrounding farmland and the hills beyond. Other benefits include oil fired central heating and double glazing throughout, a cloakroom, an en-suite to the master bedroom, a double garage with off road parking and good-sized surrounding gardens.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought after area on the outskirts of Porlock
- Wonderful views over the surrounding countryside
- Double garage and off road parking
- Large level gardens
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through front door into a spacious hallway with attractive parquet flooring, stairs to the first floor and doors to the fitted cloakroom, lounge, dining room and kitchen.

The lounge is a very attractive triple aspect room designed to take full advantage of the lovely views over the garden to the surrounding countryside. A sliding patio door gives access to the garden. There is also a feature fireplace and a lift giving access to the master bedroom.

The separate dining room is a spacious double aspect room, again with lovely views over the garden.

The kitchen is another large room, fitted with an extensive range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include a cooker with hob and extractor hood over and a dishwasher. There is also space for an integrated fridge freezer and space with plumbing for a washing machine. There are two windows to the side and door to the garden.



To the first floor there is a landing area with storage cupboard and doors to the bedrooms and family bathroom. The master bedroom is a large, double aspect room affording lovely views over the surrounding countryside and en-suite shower room. Bedrooms two and three are also double aspect rooms with lovely views and the fourth bedroom has an aspect to the side. The bathroom is fitted with a four piece suite and has a window to the side.

Outside, the property is approached over a driveway providing off road parking for several vehicles leading to the double garage.

The gardens are a particular feature of this property and are level and predominantly laid to lawn with a patio area immediately outside the lounge, a vegetable plot and greenhouse.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains electricity, drainage and water. Oil fired central heating

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://softtestscaffolding.talent-council-tax-band.f>

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:** 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 1998. 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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