



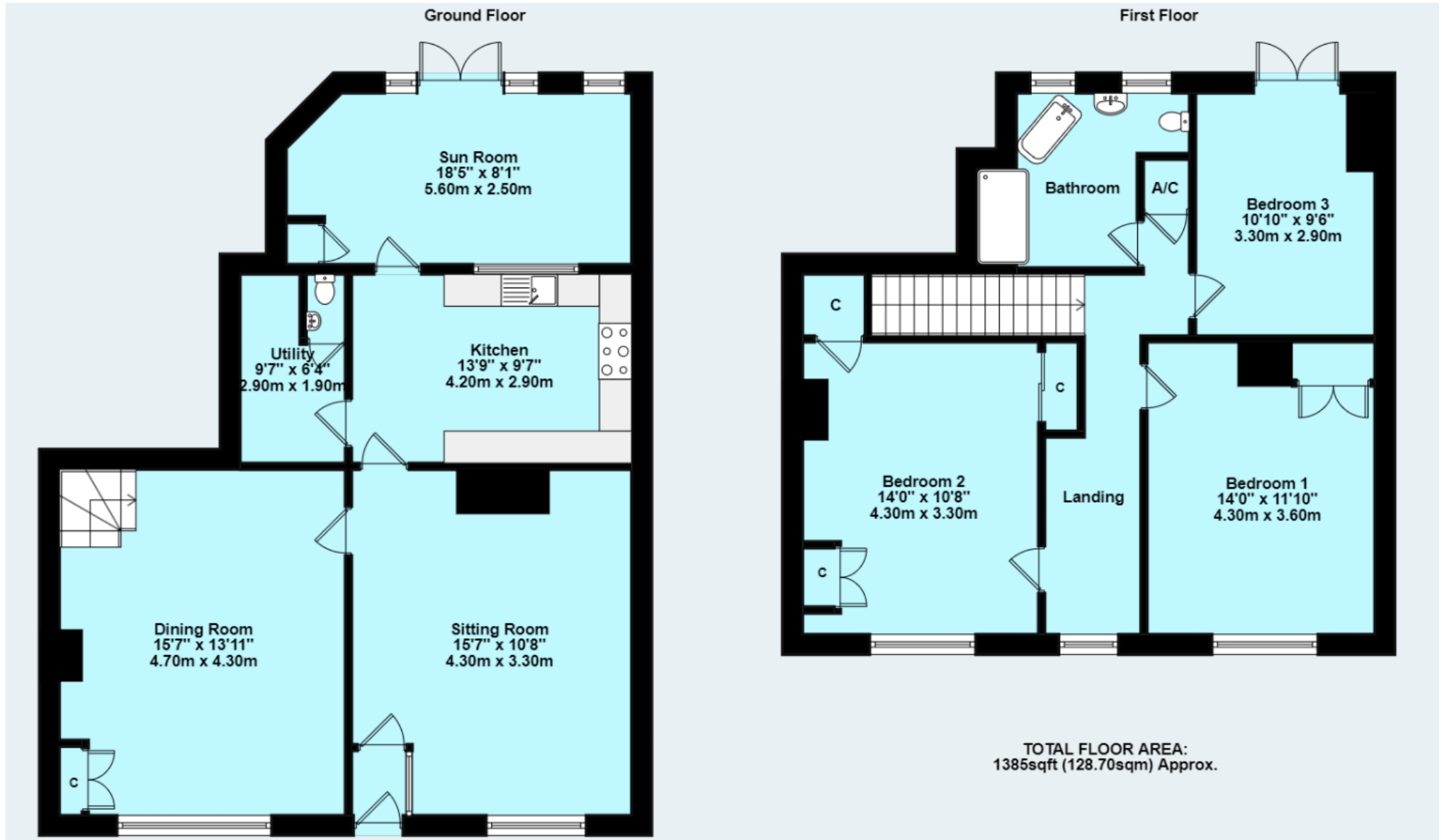
High Street

Porlock, TA24 8PS
£300,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



Description

A very attractive and characterful three reception room, three bedroom Cottage situated in the heart of the sought after Exmoor National Park village of Porlock.

The property does retain some original features but also enjoys the modern conveniences of electric central heating with a new boiler installed this year, a solar panel on the roof to assist with hot water, a utility with cloakroom and a sun room with lantern roof. The roof was also replaced some three years ago.

There is also a small roof terrace enjoying wonderful views over the village towards Hurlstone Point.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Central village location
- 3 Bedrooms
- Lovely views from roof terrace
- Sun room
- Ideal holiday home



THE ACCOMMODATION COMPRISES IN BRIEF: front French doors and windows to the rear and a door into LOBBY with coats hanging space, feature glass panel and glazed door into the,

SITTING ROOM: good-sized room with window to the front, feature fire place with inset wood burning stove, wooden flooring and doors to the Kitchen and,

DINING ROOM: another good-sized room with window to the front, feature stone wall, stairs to the first floor, built-in cupboard and wood flooring.

KITCHEN: fitted kitchen with appliances to include American style fridge freezer, dishwasher and dual fuel range cooker. There is also a slate floor, window and a door into rear. A door opens to the UTILITY ROOM and CLOAKROOM.

SUN ROOM: a lovely, light and airy room with

French doors and windows to the rear and a lantern roof.

FIRST FLOOR LANDING: with airing cupboard housing the electric boiler and water tank for solar heating.

BEDROOMS: two with windows to the front and built-in cupboards and the third with French doors opening to the roof terrace and loft hatch.

BATHROOM: fitted with a four piece suite including a jacuzzi bath, dado height wood paneling and two windows to the rear.

OUTSIDE: from the Sun Room the property benefits from a right of way over the adjoining garden to Sparkhayes Lane. It would be possible to create a small seating area on the roof terrace which enjoys lovely views over the village to Hurlstone Point.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity and mains drainage.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///impressed.averts.edgy](http://impressed.averts.edgy) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is good 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: High risk **Rivers and the Sea:** Medium 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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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

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'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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