



Crawter Drive, Porlock, Minehead, TA24 8LZ

welcome to

16 Crawter Drive, Porlock

Situated in a pleasant residential cul-de-sac within the sought-after Exmoor village of Porlock is this mid-terraced three bedroom home enjoying views over the village. The property is in need of modernisation throughout & benefits from an enclosed rear garden & garage.



Double Glazed Front Door

Leading to

Entrance Porch

5' 11" x 3' 10" (1.80m x 1.17m)

With cloaks hanging space and inner door leading to

Open Plan Lounge/Dining Room

24' 1" max x 16' 4" max (7.34m max x 4.98m max)

Double glazed windows to front and rear, night storage heater, staircase rising to first floor landing with built in understairs cupboard, inset log burner set in recess fireplace, door to

Kitchen

9' x 7' 11" (2.74m x 2.41m)

Double glazed window to rear, double glazed door to rear garden, fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space for cooker, space and plumbing for washing machine, space for fridge freezer, tiled flooring.

First Floor Landing

With night storage heater, access to roof space, doors to

Bedroom One

11' 3" x 8' 10" (3.43m x 2.69m)

Double glazed window to front with views over Porlock, built in wardrobe, telephone point.

Bedroom Two

10' 10" max x 7' 4" (3.30m max x 2.24m)

Double glazed window to rear, built in airing cupboard with hot water cylinder and shelving.

Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

Double glazed window to front with views over Porlock.

Bathroom

Double glazed window to rear, a fitted suite comprising wash hand basin, panelled bath, part tiled surrounds.

Seperate WC

Double glazed window to rear, low level WC

Outside

The front of the property is an area of laid to lawn with a path leading to the front door. To the rear is an enclosed garden comprising laid to lawn, patio area with a timber shed, the garden is bordered by fencing with gate to rear service lane which leads to the garages.

Garage

17' x 8' 3" (5.18m x 2.51m)

Located within a block which is the second one in from the left handside on the back row of garages.

Location

Tucked between the rugged coastline of West Somerset and the dramatic slopes of Exmoor National Park, Porlock is one of the region's most picturesque and sought-after villages. Known for its friendly community, historic charm, and exceptional natural surroundings, it offers the perfect blend of coastal living and countryside tranquillity. The traditional high street is lined with independent shops, cafes, pubs, galleries and local businesses, creating a warm and welcoming atmosphere year-round, retaining a strong sense of character and heritage.

A short car journey away is Porlock Weir, with its iconic harbour, waterside restaurants, and direct access to the South West Coast Path. To the west lies Bossington Beach, popular with walkers and nature enthusiasts, while the wooded valleys and moorland of Exmoor provide endless opportunities for hiking, cycling, riding, and wildlife spotting.

The village has excellent local amenities, including a primary school, community facilities, church. Whether appreciated for its natural beauty, outdoor lifestyle, or timeless charm, Porlock is a highly desirable location for full-time residents, second-home owners, and holiday guests alike.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/MIH107627



welcome to

16 Crawter Drive, Porlock

- Sought-After Exmoor Village of Porlock
- Enjoying Views over the Village
- Mid-Terraced Home - Three Bedrooms
- In Need of Modernisation Throughout
- Enclosed Rear Garden & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107627



Property Ref:
MIH107627 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk