



Wilkie May
& Tuckwood

Redway, Porlock

Minehead, TA24 8QQ

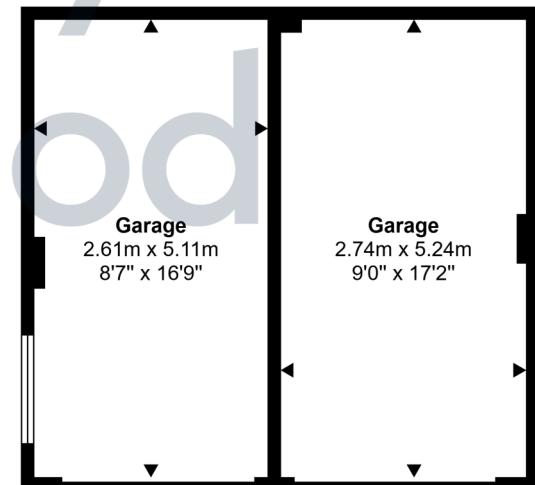
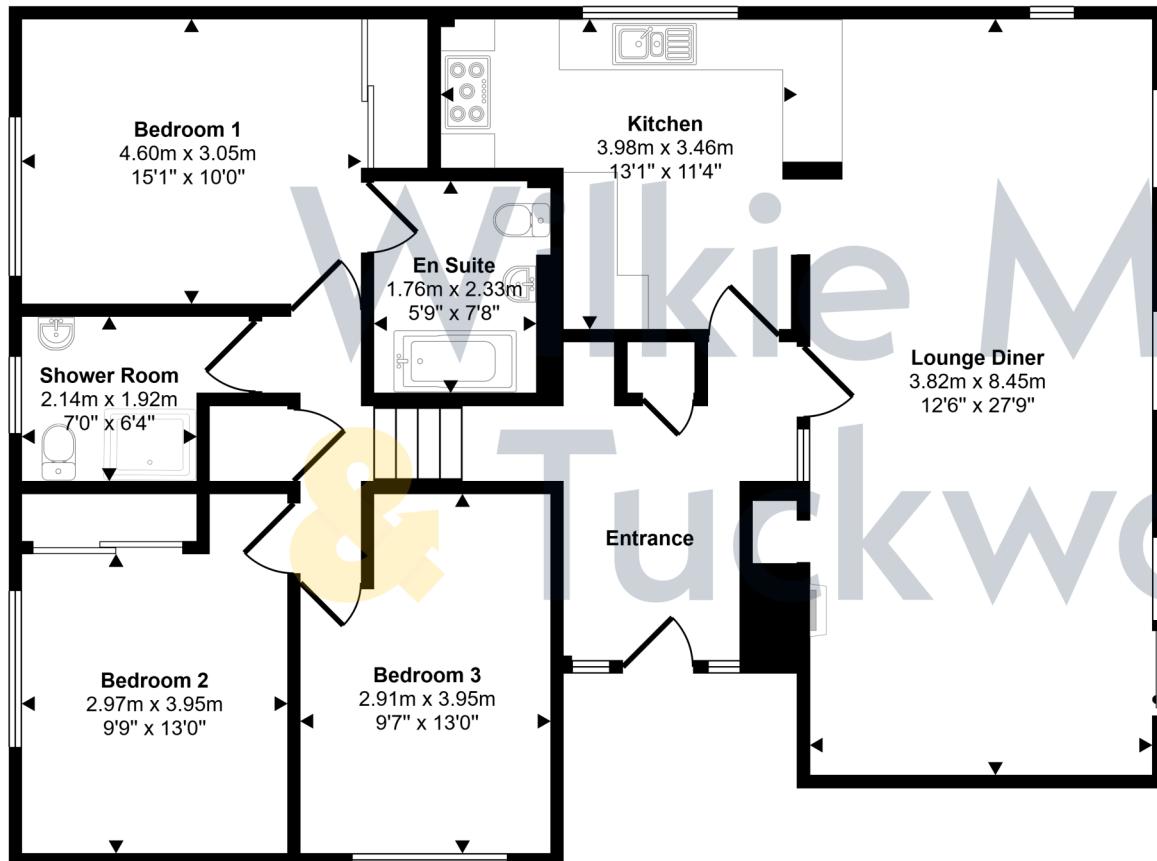
Price £525,000 Freehold



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Floor Plan

Approx Gross Internal Area
140 sq m / 1509 sq ft



Floorplan
Approx 112 sq m / 1203 sq ft

Garage
Approx 28 sq m / 306 sq ft

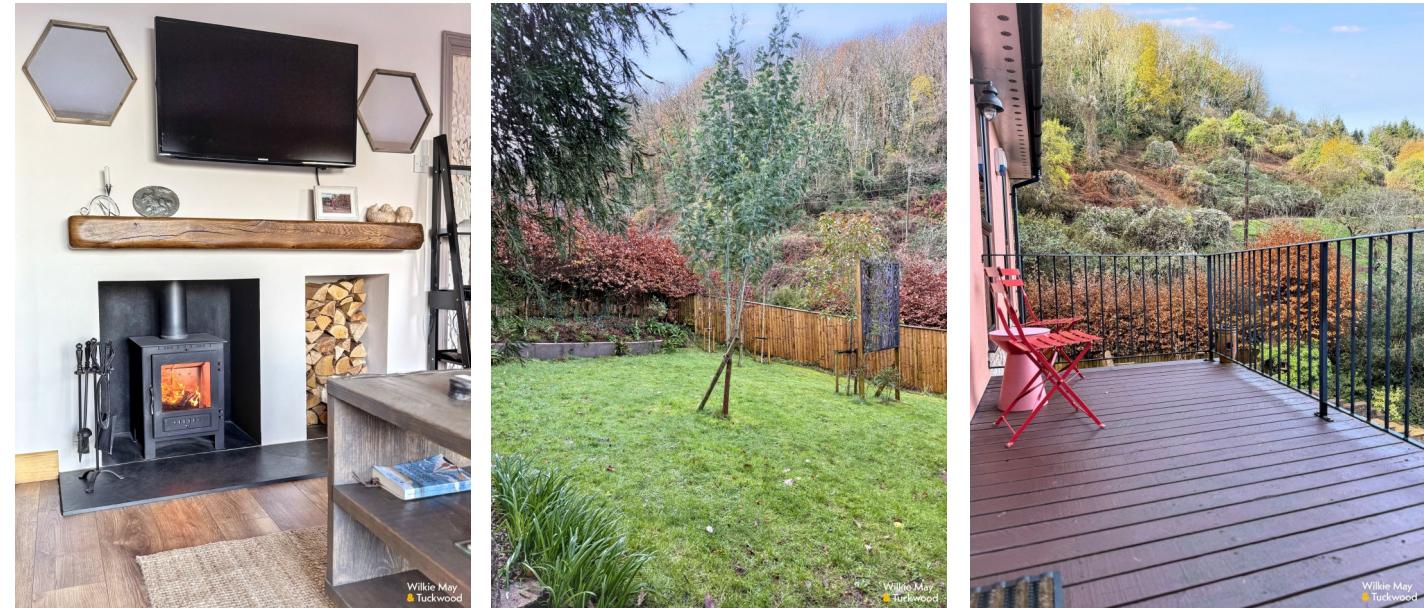
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A beautifully presented and fully updated, three double bedroom detached property situated on the outskirts of this sought-after Exmoor National Park village on the lower slopes of the famed Porlock Hill.

Of cavity wall construction under a pitched roof, this lovely property enjoys triple and double glazing throughout, solar panels and battery storage (during the summer, we are advised that surplus electricity is sold back to Octopus which means that the clients earn more than they spend), modern electric heating, a wood burning stove in the lounge diner, underfloor heating in the en-suite bathroom, attractive gardens to the front and rear, a double garage with plentiful off road parking and wonderful views down the valley to the sea.

- Detached village property
- 3 bedrooms one with en-suite
- Double garage with parking
- Solar panels
- Lovely views down to the sea



Wilkie May & Tuckwood are delighted to be able to offer this completely refurbished property.

The accommodation comprises in brief: entrance to the side through front door into hallway with vaulted ceiling, ample space for coats and boots and utility cupboard with space and plumbing for a washing machine. Doors open to the lounge/diner and kitchen and a shallow flight of steps lead up to a further landing area with airing cupboard and doors to the bedrooms and shower room.

The lounge/diner is a wonderful, double aspect room with windows to the side and front and sliding doors out to a terraced area designed to take full advantage of the lovely views. There is also an attractive fireplace with inset wood burning stove.

The kitchen area has been fitted with a range of modern wall and base units, Belfast style double

sink and wooden work surfaces. There is also an integrated double range cooker, space and plumbing for a dishwasher and space for a tall fridge freezer.

There are also three double bedrooms, two with fitted wardrobes and one with an en-suite bathroom with underfloor heating. There is also a fitted shower room.

Outside, the property is approached over a sloping driveway providing off road parking for several vehicles leading to the double garage which has light and power. To the side of the driveway steps lead up to the front of the property with a small stream running alongside. There are also steps up to the terrace with storage underneath. To either side of the property there is gated access to the garden which is gently sloping and predominantly laid to lawn with inset trees.



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: [///blink.object.bats](http://blink.object.bats)

Council Tax Band: F

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 58 Mbps download and 10 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/>

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.

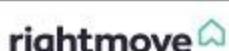
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves 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 December 2025. 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. 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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