



Doverhay

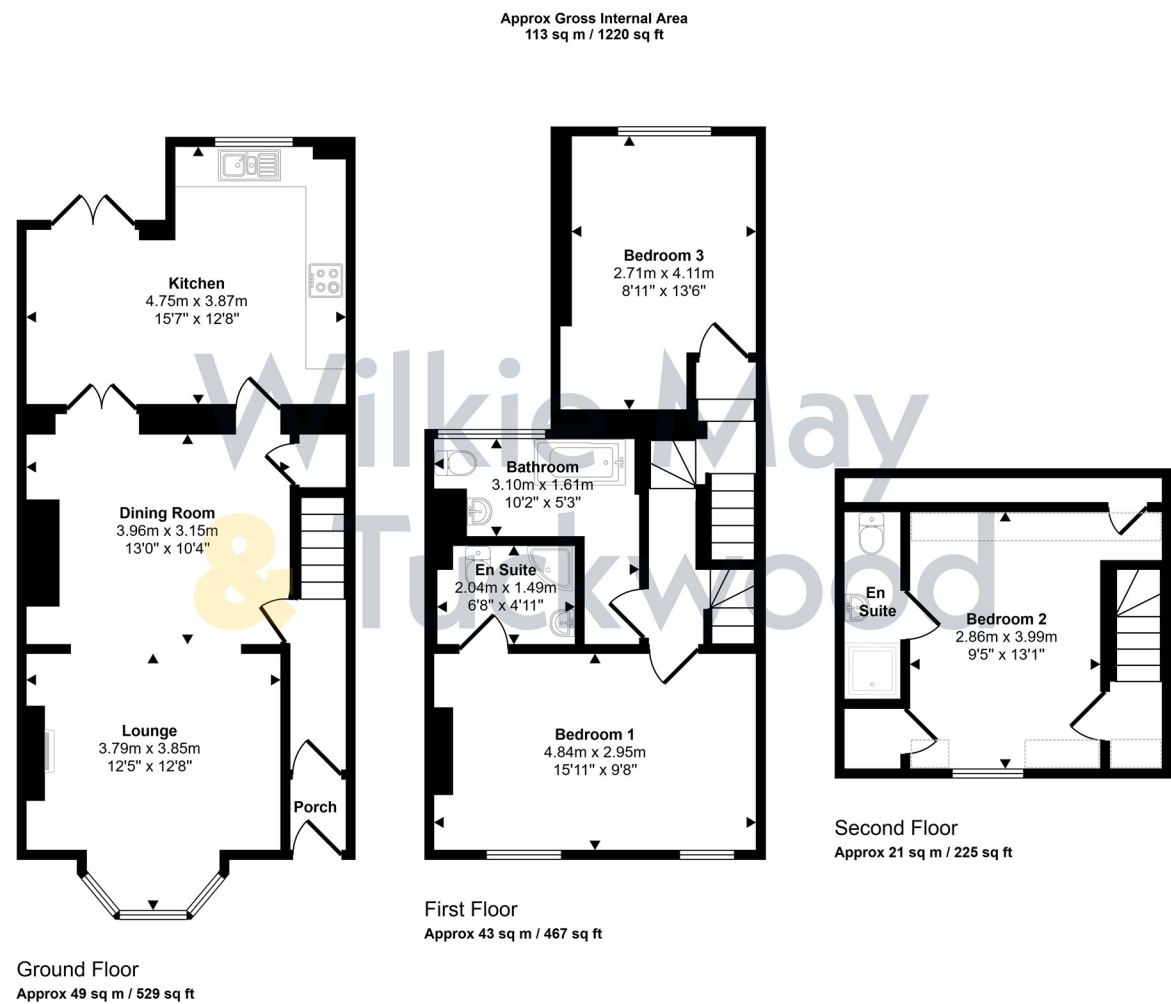
Porlock TA24 8LJ

Price £375,000 Freehold



Wilkie May
& Tuckwood

Floorplan



Denotes head height below 1.5m

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

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM MID-TERRACE COTTAGE - situated within the popular Doverhay area of Porlock with gardens to the front and rear.

- Deceptively spacious and beautifully presented throughout
- Currently run as a successful holiday let
- Oil fired central heating and double glazing throughout
- First floor bathroom and two en-suite shower rooms
- Modern kitchen with integrated appliances
- Delightful gardens to the front and rear



Situated within the sought-after Doverhay area of Porlock, this is a beautifully presented and deceptively spacious three double bedroom mid-terrace cottage which has been fully updated by the current owners whilst retaining many of the original features.

Of stone construction under a pitched roof, this lovely property enjoys accommodation comprising a good-sized lounge with bay window overlooking the front garden, wood effect flooring and a fireplace with inset wood burning stove. The dining room leads off of the lounge with a continuation of the wood effect flooring, an understairs storage cupboard and French doors with an additional door into the kitchen.

From the kitchen, French doors lead out to a lovely decked seating area designed with al-fresco dining in mind. The kitchen itself is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with hob and extractor hood over, space with plumbing for a washing machine and space for a fridge freezer.



Two of the bedrooms are on the first floor along with the fitted bathroom. The first bedroom is a beautiful room with two windows to the front and an en-suite shower room. The second has an aspect to the rear with wonderful views over the Church and village to the coast. The third bedroom is on the second floor with some head height restriction, a window to the front, an en-suite shower room and eaves storage.

Outside to the front, the property is approached over a pathway with lawn on either side and hedge boundaries. To the rear there is a very attractive garden with the decked seating area immediately outside the kitchen with steps leading down to the remainder of the garden which is level and laid to lawn with a shed and fenced boundaries and also houses the oil tank. There is also gated access to a rear service pathway.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: [///increment.interview.loser](#) **Council Tax Band:** Currently run as a holiday let so exempt from council tax.

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:** High 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. 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.



Tel: 01643 704400
Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,
TA24 6NH

