



High Street

Porlock TA24 8PU

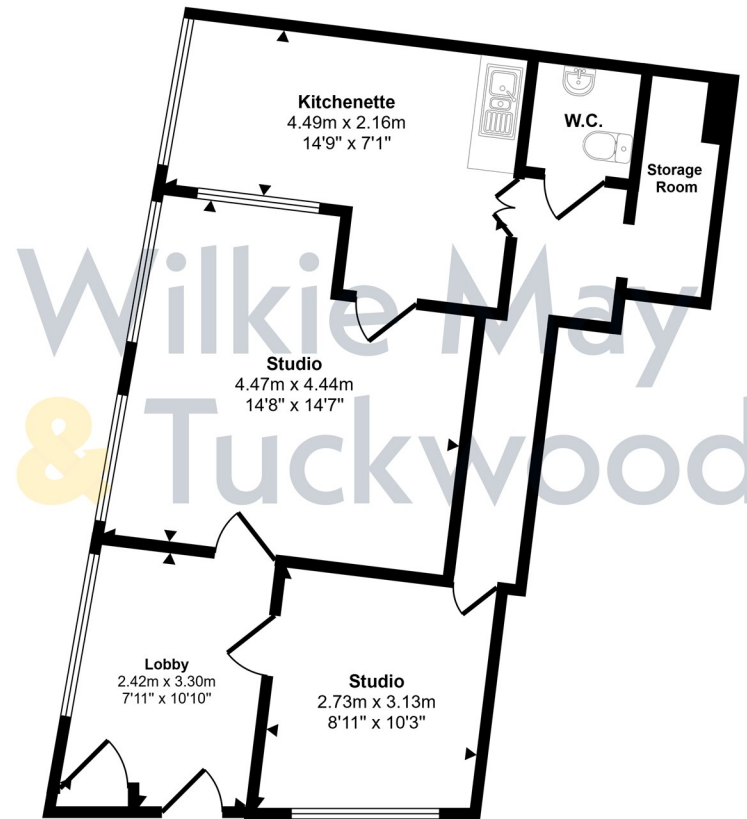
Price £100,000 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
57 sq m / 618 sq ft



Floorplan

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 rare opportunity to purchase ground floor commercial premises situated in the heart of the sought-after Exmoor National Park village of Porlock, offered for sale with NO ONWARD CHAIN.

Unusual for commercial premises, the property also enjoys a good-sized level garden and off road parking.

There would be potential to convert the property into residential use subject to necessary planning permissions.

- Commercial premises in the heart of Porlock
- Large garden area and parking
- Potential to convert into living accommodation (subject to pp)
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through front door into a lobby area with storage cupboard, window to the side and doors to two studios.

The first studio has a window to the side and a door to a passageway giving access to a fitted wc, further storage space and double doors into the kitchenette.

The second studio is much larger than the first and has two windows to the side and door leading through to the kitchenette.

This room also has a window to the side and fitted sink with drainer.

Outside, to the side of the property there is a garden



area overlooked by the lobby, larger studio and kitchenette. This garden area is of a good size, level and laid with ease of maintenance in mind.

There is also off road parking.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1983. There is a service charge payable under the terms of the lease worked out by a proportional split of expenses relating to sq. footage. This is in the region of £500 per annum.

A purchaser will also acquire an eighth share in the freehold of the whole property.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electric.

Local Authority: Somerset Council, Taunton TA1

Property Location: //friday.replying.dark Council Tax Band: N/A

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>

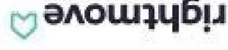
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 purchasers 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 21st April 2026. 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 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of misses) 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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