





Hawkcombe

Minehead TA24 8QN

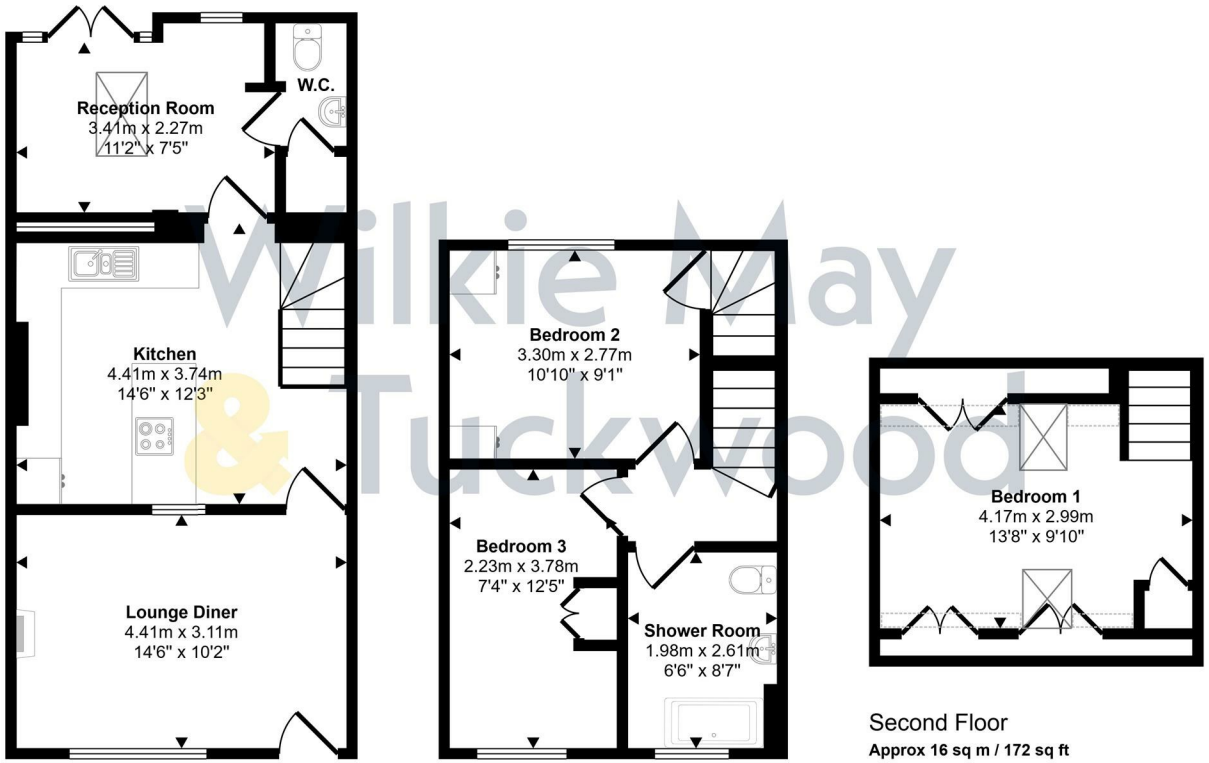
Price £299,950 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
87 sq m / 941 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 42 sq m / 456 sq ft

First Floor
Approx 29 sq m / 313 sq ft

Second Floor
Approx 16 sq m / 172 sq ft

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.

WM&T

Description

A beautifully refurbished three bedroom terraced cottage, situated in the sought-after area of Hawkcombe in the village of Porlock. Having been completely renovated throughout by the current owners, the property combines traditional cottage character with a fresh, modern finish and is presented in excellent condition throughout.

- Located in Hawkcombe
- Recently renovated throughout
- Overlooks allotments with sea views
- Front & rear gardens
- New external windows & doors
- Woodburner
- Modern efficient electric heating





The accommodation includes a main entrance into a welcoming living/dining room featuring a log burner and space for a dining table.

From this room, the property benefits from a newly fitted kitchen with integrated induction hob & cooker, integrated fridge freezer and space for a washing machine or dishwasher. To the rear is a useful garden room/sun room providing additional seating and offering excellent storage and practical accommodation. Double doors open into the rear garden with downstairs cloakroom following off of this room.

There are three well sized bedrooms, two doubles and a single one of which is a charming loft conversion with Velux windows. The family bathroom is finished to a beautiful standard with large walk in shower.

The property further benefits from all-new external windows and doors, providing improved energy efficiency and enhancing the overall appearance of the property. The cottage enjoys gardens to both the front and rear, providing areas for outdoor seating, entertaining and gardening. The rear garden benefits from lovely views across the surrounding allotments, with glimpses of the sea visible in the distance.

Hawkcombe is a particularly attractive setting, surrounded by the beautiful countryside of Exmoor National Park while being within easy reach of the popular coastal village of Porlock and its range of local amenities. This property offers an excellent opportunity to acquire a ready-to-move-into cottage in a picturesque and highly desirable location. On-street parking is available nearby.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains electricity, mains drainage, electric storage heating

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

Property Location: ///creeps.margin.revamped **Council Tax Band:**

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 71 Mbps download and15 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:** This location is outside of a groundwater flood alert area.. 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.

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