



## Bossington Lane

Porlock TA24 8HD

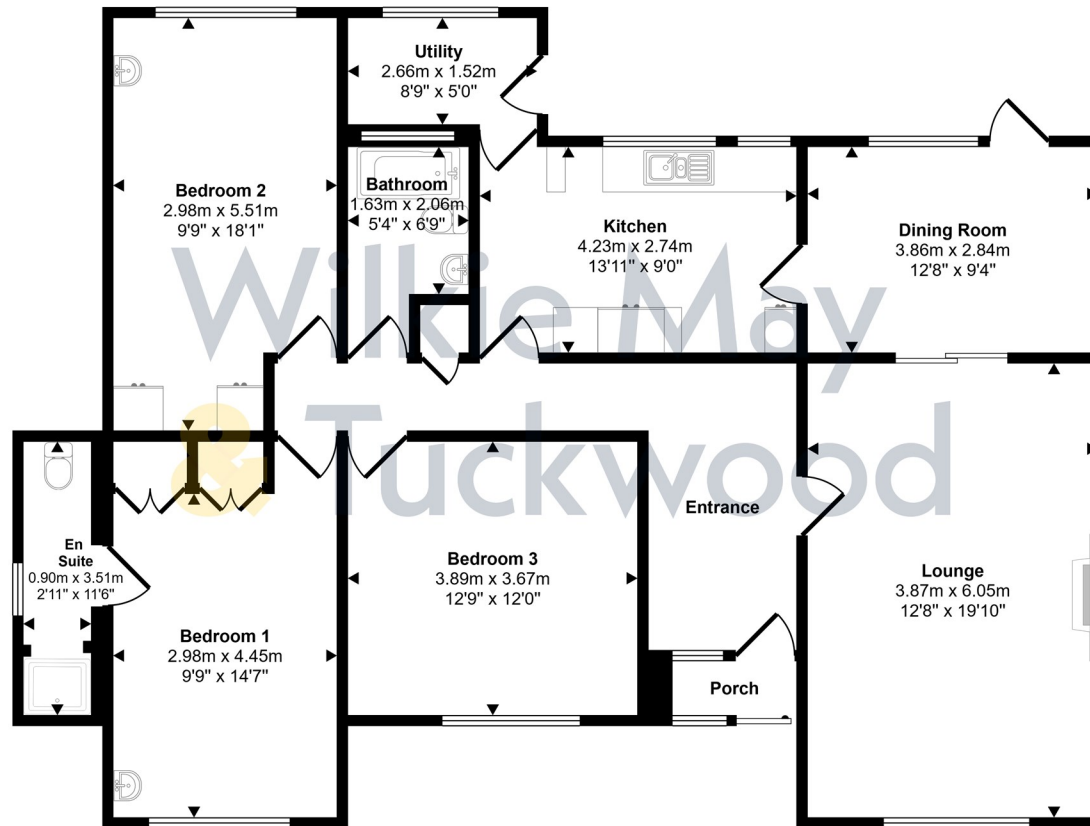
Price £599,950 Freehold

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Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
124 sq m / 1332 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 spacious, two reception room, three double bedroom detached bungalow situated within the sought-after Bossington Lane area on the outskirts of Porlock, offered for sale with NO ONWARD CHAIN.**

**Of cavity wall construction under a pitched roof and although in need of general updating, the property does benefit from oil fired central heating, double glazing throughout, an en-suite to the master bedroom, a detached garage with off road parking for several vehicles, large level gardens and wonderful views to Hurlstone Point and the surrounding countryside.**

- Sought after village location
- Wonderful views of the surrounding countryside
- Large, level gardens
- Detached garage with plentiful parking
- Offered for sale with NO ONWARD CHAIN



The accommodation comprises in brief: entrance through sliding door into a porch with door through to a spacious hallway with storage cupboard.

From the hallway, doors open to all principal rooms. The lounge is a large, double aspect room with windows to the front and side designed to take full advantage of the lovely views over the garden. Sliding doors open to the dining room which has a window to the rear and door to the garden.

A door from the dining room opens into the kitchen which is also accessed from the hallway. The kitchen is fitted with a range of wall and base units, has two windows to the rear and a door into a utility room which has a door to the garden.

There are also three double bedrooms. Two with aspects to the front and one to the rear. The master bedroom has two fitted wardrobes and an en-suite shower room. There is also a fitted bathroom.

Outside, the property is approached over a long driveway with turning circle providing off road parking for several vehicles. There is also a detached single garage.

The gardens are a particular feature of this property and are of a good size and predominantly laid to lawn with wonderful views towards Hurlstone Point and the surrounding countryside.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

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

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

**Property Location:** <http://amid.mops.billiard> Council Tax Band: G

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 71 Mbps download and 16 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/>

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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 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 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. 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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