

Council Tax Band: C

Somerset. TA4. Tel/ 01643 703704

West Somerset Council, 20 Fore Street, Williton, Taunton,

Local Authority:

mains drainage, lpg fired central heating.

Mains water, mains electricity,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £320,000

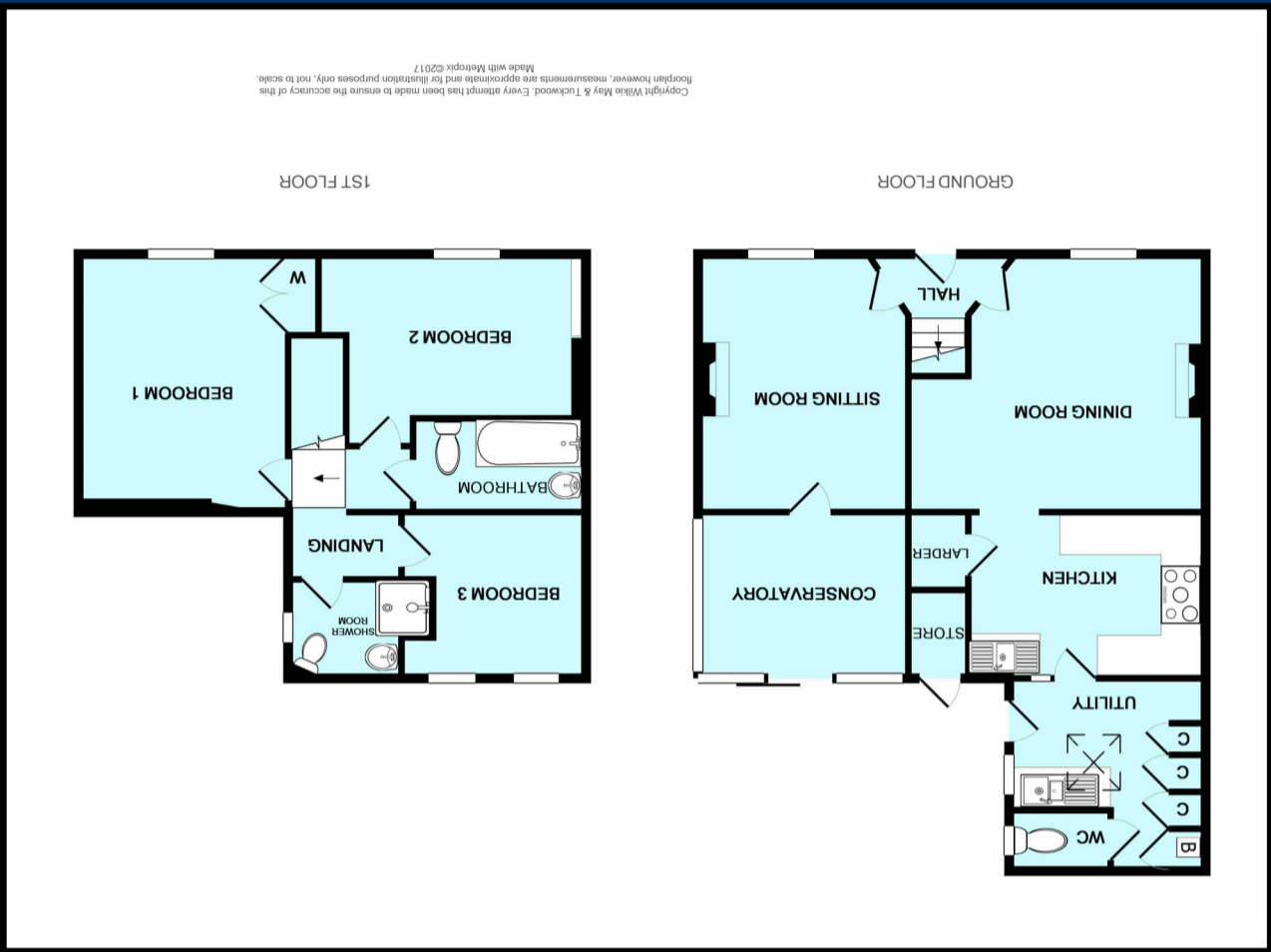
Hawkcombe,
Porlock | Somerset | TA24 8LP

IMPORTANT NOTICE Wilkie May & Tuckwood 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, areas, 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 March 2014. 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.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any discrepancy between the measurements and the actual measurements, the actual measurements shall prevail. 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.

THE PROPERTY MISDESCRIPTORS ACT 1991 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.

8. Financial Evaluation 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, require 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. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland).





DESCRIPTION: A well-presented and tastefully modernised, three bedroom end-of-terrace stone-built Cottage located in a fine rural setting on the outskirts of the sought after Exmoor National Park village of Porlock. The property benefits from lpg fired central heating and double glazing throughout, two reception rooms, a utility room with wc, a bathroom and shower room on the first floor and pleasant views from the front of the property. There is also off road parking for two vehicles, a courtyard garden to the rear of the property and two additional areas of garden opposite the property.

The accommodation comprises in brief: Entrance through front door into a small Entrance Hall with stairs to the first floor and doors into the Sitting and Dining Rooms. The Sitting Room is an attractive room with window to the front and brick hearth and surround with inset wood burning stove. A door leads through to the Conservatory which is glazed on two sides with sliding door leading to the courtyard garden. The Dining Room is a good-sized room with window to the front and wood burning stove with timber surround and tiled hearth. Open access leads through to the Kitchen which is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, electric range cooker, space for dishwasher, built-in cupboard and door to the Utility Room. The Utility is fitted with a sink and drainer with units underneath, space and plumbing for washing machine, space for fridge freezer, a range of built-in cupboards, one of which houses the boiler for hot water and central heating, a door to a separate wc and door to the rear courtyard.

To the first floor there is a landing area with access to the roof space and doors leading to the three Bedrooms, the Bathroom and the Shower Room. Bedroom 1 has a window to the front with pleasant views and a fitted wardrobe. Bedroom 2 also has a window to the front with pleasant views. Bedroom three has two window to the rear. The Bathroom is fitted with a suite comprising spa bath, wash hand basin and sani-flo wc. The Shower Room is fitted with a suite comprising shower cubicle, wash hand basin and mains drainage wc. There is also a small window to the side.

Outside to the rear of the property there is an attractive courtyard area. Opposite the property there is off road parking space for two vehicles. Adjacent to this off road parking space there is an area of garden adjoining an attractive stream with a further area of garden to the other side of the stream.

SITUATION: The property is located on the edge of the popular village of Porlock which is a thriving, traditional village with excellent local amenities including a variety of shops, hotels, restaurants, church, school and doctor's surgery. The county town of Taunton is approximately 25 miles away with access to the motorway network and main line rail links. The property is conveniently situated to take advantage of the woodland and moorland walks which surround it, horse back riding and the beautiful beaches close by.

DIRECTIONS: From our office in Park Street proceed out of Minehead towards Porlock on The Parks which becomes Porlock Road. At the junction with the A39 turn right towards Porlock. On entering Porlock follow the main road through the village and take the left hand turning next to the St. Dubricius Church. Follow the road up the hill going past the Recreation Ground on your left hand side. Upon reaching the fork in the road take the right hand fork. The property is situated directly on your right hand side indicated by our For Sale board.

AGENTS NOTE: There is a pedestrian right of way to the side of the property for the owners of the property and adjoining properties to gain access to the rear of the properties.

Part of the garden land opposite the property is not registered as in the ownership of the property although declarations have been obtained from adjoining owners to confirm that insofar as they are aware this area of garden land has always been used by the owners of the property.



A well-presented and tastefully modernised three bedroom end-of-terrace stone-built Cottage located in a fine rural setting on the outskirts of the sought after Exmoor National Park village of Porlock. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL,**
SITTING ROOM 12'8" (3.86m) x 10'6" (3.20m) **CONSERVATORY** 10'7" (3.22m) x 8'4" (2.54m)
DINING ROOM 15'3" (4.64m) x 12'9" (3.88m) **KITCHEN** 11'9" (3.58m) x 7'2" (2.18m) **UTILITY ROOM** 7'9" (2.36m) x 7' (2.13m) **CLOAKROOM**
FIRST FLOOR LANDING, BEDROOM ONE 12'8" (3.86m) x 10'6" (3.20m)
BEDROOM TWO 11'4" (3.45m) x 8'3" (2.51m) **BEDROOM THREE** 8'5" (2.56m) x 7'7" (2.31m) **BATHROOM, SHOWER ROOM**