



## Villes Lane

Porlock, TA24 8NQ

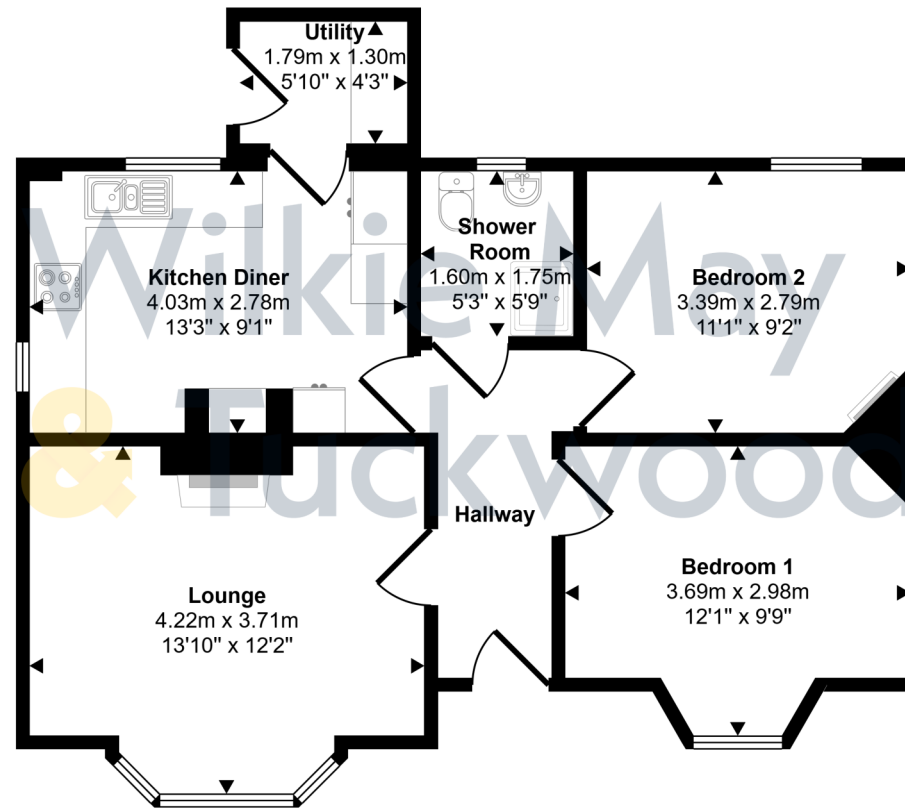
Price £280,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
58 sq m / 628 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 two-bedroom semi-detached bungalow situated within the sought after Exmoor National Park village of Porlock offered for sale with NO ONWARD CHAIN.

Of part sandstone or limestone and timber frame construction under a pitched roof, this property benefits from oil fired central heating and double glazing throughout, a driveway providing off road parking and gardens to the front and rear.

- Village location
- 2 bedrooms
- Off road parking
- Level gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom bungalow.

The accommodation comprises in brief: entrance through front door into hallway with doors to all rooms.

The Lounge is a good-sized room to the front of the property with pleasant views over the front garden and feature fireplace. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with matching upstands, integrated oven and hob with extractor hood over and integrated fridge and freezer. A door leads through to a utility porch with space and plumbing for washing machine, space for tumble dryer and space for freezer. There is also a door to the rear garden.

Bedroom one has an aspect to the front overlooking the garden and bedroom two has an aspect to the rear. The shower room is fitted with a modern three piece suite and



has an obscured window to the rear.

Outside, the property is accessed over a driveway providing off road parking. The remainder of the front garden is laid to lawn with a patio area immediately in front of the property and hedge and shrub boundaries affording a good degree of privacy. To the rear there is a further area of garden laid to lawn with shrub borders, a shed and a garden store attached to the rear of the property.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

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

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

**Property Location:** ~~///noble.evaded.overheat~~ **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 58 Mbps download and 10 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 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, 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 May 2025. . 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.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**

6 Wellington Square, Minehead, Somerset, TA24 5NH

