



Parsons Street

Porlock, TA24 8QJ

Price £249,950 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
132 sq m / 1423 sq ft



Ground Floor
Approx 46 sq m / 494 sq ft

First Floor
Approx 48 sq m / 522 sq ft

Second Floor
Approx 38 sq m / 407 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.

Description

A spacious three-storey, four-bedroom detached house situated in the heart of the sought-after village of Porlock offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, this property benefits from oil fired central heating and double glazing throughout, a small courtyard garden and pleasant views from the second floor.

- Central village house
- 4 bedrooms, one with en-suite
- Small courtyard garden
- Oil fired heating and double glazing
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious village property.

The accommodation comprises in brief: entrance through front door into hallway with window to the side, storage cupboard and door into the lounge diner. This is a good-sized room with two windows to the side, stairs to the first floor and large fireplace. A door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, space for cooker, space and plumbing for washing machine and space for tall fridge freezer. There is also a window to the side and door to the courtyard garden.

To the first floor there is a landing area with stairs to the second floor, storage cupboard and doors to two of the bedrooms, a shower room and separate wc. Bedroom 1 has a window to the side, storage cupboard and door into an en-suite shower room which

has a window to the rear. Bedroom 4 has a window to the side and two fitted wardrobes. The shower room has a window to the side and there is a separate wc.

To the second floor there is a landing area with window to the side and doors to the two remaining bedrooms. Bedroom 2 is a triple aspect room with pleasant views and bedroom 3 is a double aspect room also with pleasant views.

Outside, accessed from the kitchen and with gated access to Parsons Street there is a small courtyard garden which houses the oil tank and has a shed housing the oil fired boiler.



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: [///little.mealtime.playfully](http://little.mealtime.playfully) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is limited 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:** High 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 January 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.



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