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St. Claire, Furzeland Road, Porlock



St Claire comprises an individual three bedroom detached bungalow occupying a fine position on a large level site within easy walking distance of village and other local amenities and having the benefit of oil fired central heating and double glazing. The Property is of brick construction with rendered elevations under a tiled roof, and would benefit from some general updating of the accommodation.

- *Detached Bungalow on level plot close to village shops and amenities
- *Sitting Room *Kitchen *Utility Room *Conservatory *3 Bedrooms *Bathroom with separate WC *Garage *Gardens

Offers in the region of: £330,000 Freehold

Ref: MT145

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Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
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9 Fore Street
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NETHER STOWEY
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St. Claire, Furzeland Road, Porlock, TA24 8NF

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Porlock is a charming village which lies between Exmoor and the sea, sheltered by picturesque hills and within the Exmoor National Park. The village has an excellent range of everyday shopping facilities with the quaint hamlet and harbour of Porlock Weir approximately two miles away. West Somerset's premier coastal resort, Minehead has a more comprehensive range of facilities and is approximately six miles, and the County town of Taunton which has mainline rail connections and access to the motorway network is approximately twenty six miles. For those who enjoy exploring the countryside, the Exmoor National Park, Brendon and Quantock Hills and many other renowned beauty spots of the areas are all close at hand.

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Entrance Hall: Cloaks cupboard, Airing Cupboard with lagged hot water cylinder and immersion heater, hatch to roof space, Boulter oil fired boiler for central heating and domestic hot water

Sitting Room: 4.86m (15'11) x 3.79m (12'5) Brickett Fireplace, Glazed Door to Conservatory 3.89 x 1.73, Glazed Door to Garden, Door to Utility Room and Garage

Bedroom One: 4.51m (14'10) into bay x 3.77m (12'4)

Bedroom Two: 3.79m (12'5) x 3.33m (10'11)

Bedroom Three: 4.49m (14'9) into bay x 3.35m (11')

Kitchen: 3.36m (11') x 2.7 m Single drainer sink unit (h & c), worktops with cupboards and drawers under, shelved larder cupboard, fitted china cupboard, wall cupboards, door to rear porch and garden

Separate WC: with low level suite and hand basin (h & c)

Bathroom: Part tiled with panelled bath (h & c), mira shower, wash basin (h & c) heated towel rail/radiator

Outside: The Property is approached at the front over a driveway affording car parking space and fronting the adjoining Garage: 5.05 x 3.04 with cold water tap, round the corner door, concrete floor, power points, electric light and door to Utility Room: 2.84 x 3.04 with plumbing for washing machine, power points. Oil Tank, Garden Shed. The Property enjoys the benefit of good sized level gardens to front and rear, which are laid mainly to lawns, with a variety of shrubs and apple trees.

Services: Mains Electricity, Water and Drainage

Council Tax Band: Band D

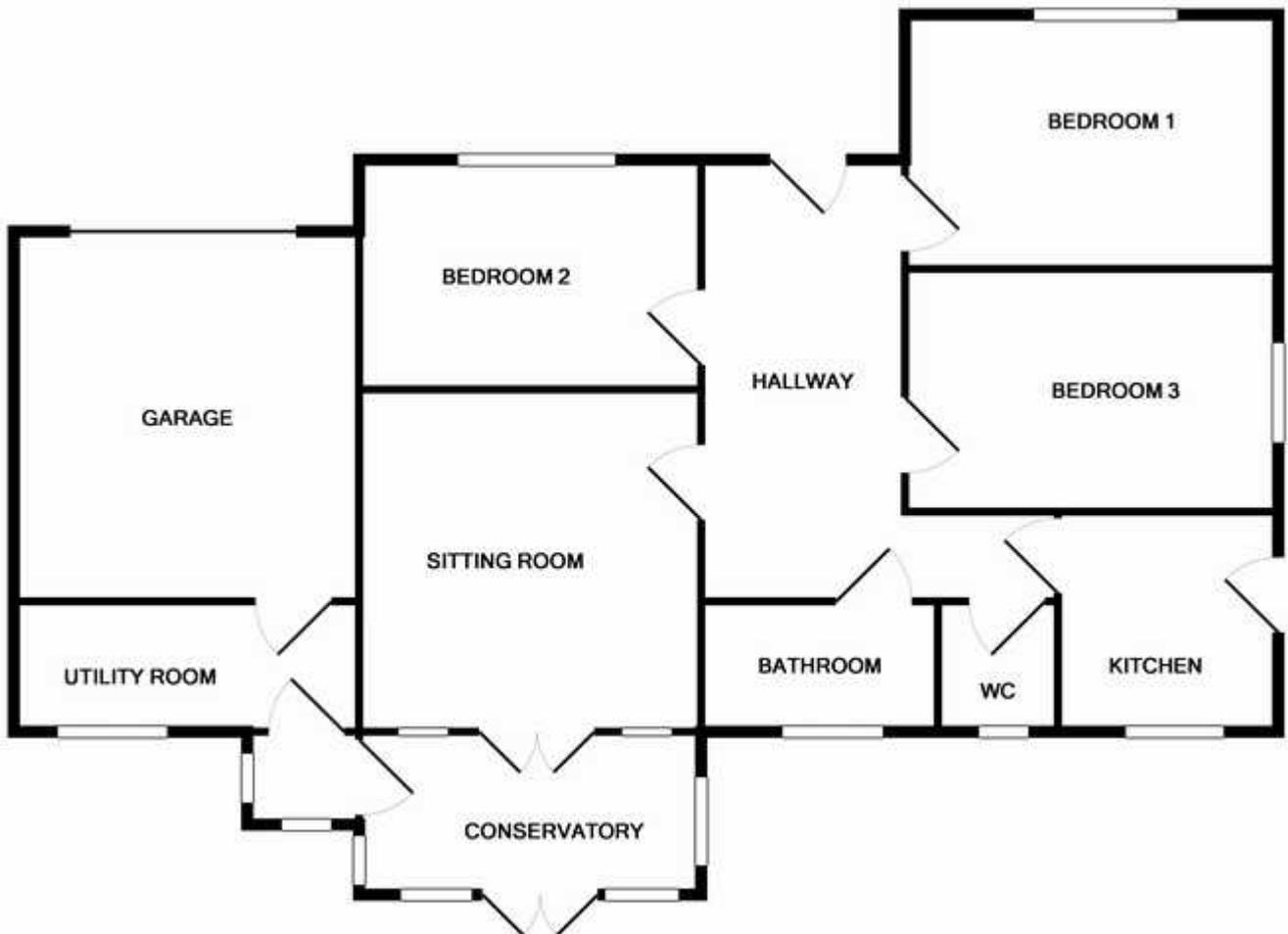
Tenure: Freehold

Awaiting EPC:

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF
Telephone 01643 706666

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