

# CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

## 4 Meadowhayes, Porlock



IN THE EXMOOR NATIONAL PARK - A beautifully presented and spacious three bedroom terraced cottage benefiting from modern, light and spacious accomodation, manageable garden and double car port situated on the edge of the village of Porlock and enjoying fine views to the surrounding hills.

- \*Entrance Hall \*Cloakroom \*Sitting Room \*Kitchen \*3 Bedrooms (one with Ensuite Shower Room) \*Bathroom \*Garden \*2 Car Ports \*Timber Garden Shed

**Offers in the region of: £275,000**

**NO ONWARD CHAIN**

Ref: MT146

8 The Parade  
**MINEHEAD**  
(01643) 706666  
Fax: (01643) 708560

High Street  
**PORLOCK**  
(01643) 706666  
Fax: (01643) 708560

9 Fore Street  
**WILLITON**  
(01984) 632167  
Fax: (01984) 633710

2A Castle Street  
**NETHER STOWEY**  
(01278) 733050

**IN THE EXMOOR NATIONAL PARK - A beautifully presented and spacious three bedroom terraced cottage benefiting from modern, light and spacious accomodation, manageable garden and double car port situated on the edge of the village of Porlock and enjoying fine views to the surrounding hills.**

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.

The property benefits from electric central heating (under floor to the ground floor) via air sourced heat pump, double glazing, ample power points, burglar alarm system, fitted carpets and curtains, fully fitted kitchen with integrated appliances, ensuite facilities to the master bedroom and two car ports. It enjoys views from the front towards the Bristol Channel and the accommodation is arranged as follows:

**Entrance Hall:** cupboard under the stairs, cupboard housing hot water cylinder and central heating system

**Cloakroom:** with low level WC, wash basin (h&c)

**Part Tiled Kitchen:** 3.04m (10') x 3.76m (12'4) fully fitted and having the benefit of sink unit (h&c) with cupboards and drawers under, range of work tops with cupboards and drawers under, wall cupboards, integrated electric cooker with extractor over, integrated fridge freezer, down lighting

**Sitting Room:** 6.23m (20'5) x 3.09m (10'2) fireplace with wood burning stove, French doors to rear garden

**Stairs to First Floor Landing:** hatch to roof space

**Ensuite Bedroom 1:** 2.94m (9'8) x 3.17m (10'5) mirror fronted wardrobe

**Ensuite Shower Room:** WC, wash basin (h&c), shower (h&c)

**Bedroom 2:** 3.16m (10'4) x 2.62m (8'7) mirror fronted wardrobe

**Bedroom 3:** 3.11m (10'2) x 2.07m (6'9)

**Part Tiled Bathroom:** panelled bath (h&c), wash basin (h&c), low level WC, shower attachment, linen cupboard

**Outside:** To the rear of the property is an enclosed garden laid to lawn with paved patio area. There is a pathway which leads to two car ports

**Garden Shed:**

**Services:** mains electricity, water and drainage

**Council Tax Band:** C

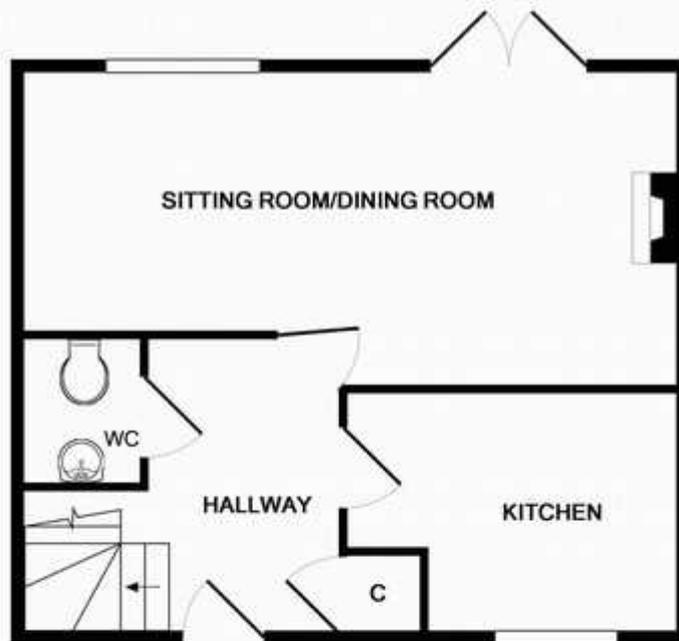
**Tenure:** Freehold

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

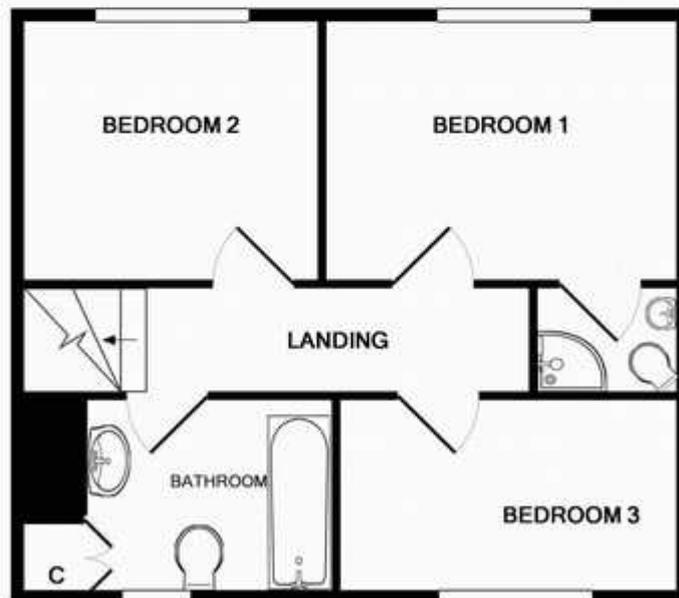
**EMAIL ADDRESS:** minehead@chaninandthomas.co.uk

**WEBSITE:** www.chaninandthomas.co.uk

Energy Efficiency Rating		Energy Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80	83	92
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011  
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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents

