



9 Ellesmere Road, Uphill, Weston-super-Mare, North Somerset, BS23 4UT



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 9 Ellesmere Road, Uphill, Weston-super-Mare, North Somerset, BS23 4UT

£399,000

This wonderful three bedroom, semi-detached home is well-positioned in the sought after village of Uphill, within close proximity to the beach. The freehold property offers flexible living arrangements with two reception rooms on the ground floor; the formal dining room to the front of the property and the lovely living / sitting area with a super open plan archway to the kitchen with a range of wall and floor units. Completing the ground floor accommodation is a useful cloakroom. From the hallway, stairs rise to the first floor accommodation which includes three bedrooms, all with fitted storage cupboards and a family bathroom. On approach to the property there is a gateway opening to a driveway providing ample off-street parking, leading to the single garage with an up and over door, power supply and lighting. A fantastic, private and enclosed garden is located to the rear of the property which is mostly laid to lawn with a raised patio area and a timber summer house which could suit a variety of uses including a possible work from home space. The ever-popular village of Uphill provides access to the beach for the keen walker, and local amenities such as two public houses, church, restaurant and village shop. In winter, wild fowl and other birds attract birdwatchers and in fine weather, walking the hill provides an expansive view towards the nature reserve and coastal views to South Wales. The yacht club is situated on the beach at Uphill and the village also boasts a nearby golf course. Primary education is available at the local Primary School ([www.uphillprimary.co.uk](http://www.uphillprimary.co.uk)) in Church Road, Uphill and secondary education is available in the nearby Broadoak Mathematics and Computing College ([www.broadoakcollege.org.uk](http://www.broadoakcollege.org.uk)) with private schools available at Bristol and Sidcot. For the commuter there is access to the M5 at Junction 21, with railway stations at Weston-super-Mare and Weston Milton. EPC Rating C69, Council Tax Band D.

- A delightful, three bedroom, semi-detached, freehold property
- Well-positioned in the sought after village of Uphill
- With private front and rear gardens
- Flexible living areas, with two reception rooms
- Private driveway and garage
- Within reach of the fantastic Uphill Beach, seafront, boat yard and countryside walks





## Accommodation

### Entrance

UPVC double glazed entrance door and fixed window into vestibule.

### Vestibule 1' 10" x 6' 8" (0.57m x 2.02m)

Tiled flooring, internal door and window into entrance hallway, ceiling light.

### Hallway 14' 6" x 6' 8" (4.42m x 2.03m)

Doors to principal rooms, useful under stairs storage cupboard, radiator, picture rail, two ceiling lights.

### Cloakroom 4' 8" x 2' 11" (1.41m x 0.89m)

A low level W/C, wash hand basin, UPVC double glazed window, wall light.

### Dining Room 14' 11" x 12' 7" (4.54m x 3.83m)

A UPVC double glazed window, fireplace and surround, radiator, ceiling light.

### Kitchen / Breakfast Room 19' 7" x 7' 8" (5.97m x 2.34m)

Wood effect laminate flooring, a range of wall and floor units with worktops and tiled splashbacks over, inset ceramic sink and drainer positioned under a UPVC double glazed window, four-ring electric hob with extraction hood over, eye level oven and grill, UPVC double glazed door to the rear garden, archway opening to the sitting room, radiator, spotlight cluster.

### Living Area 12' 10" x 11' 5" (3.90m x 3.49m)

Gas fireplace and surround, opening to sitting area, radiator, spotlight track.

### Sitting Area 13' 9" x 9' 3" (4.19m x 2.83m)

UPVC double glazed doors to rear garden, radiator, spotlight track.

### Stairs with Timber Balustrade Rising to First Floor Landing from Entrance Hallway

### First Floor Landing 10' 5" x 7' 10" (3.18m x 2.38m)

Doors to principal rooms, UPVC double glazed window, radiator, picture rail, ceiling light.

### Bathroom 6' 10" x 7' 10" (2.08m x 2.38m)

Tiled flooring, dual aspect UPVC double glazed windows, tiled walls, low level W/C, floating style wash hand basin, panelled bath, enclosed shower, heated towel rail, ceiling spotlights.



**Bedroom Three** 8' 4" x 6' 9" (2.54m x 2.07m)

UPVC double glazed window, fitted storage cupboard, roof access hatch, radiator, ceiling light.

**Bedroom Two** 12' 10" x 11' 5" (3.90m x 3.48m)

UPVC double glazed window to rear, built in storage cupboard, picture rail, radiator, ceiling light.

**Bedroom One** 14' 11" x 12' 6" (4.54m x 3.82m)

A superb double bedroom with UPVC double glazed window to front offering a pleasant outlook to Uphill Hill, fitted wardrobes and storage cupboard, radiator, spotlight track, ceiling light.

**Outside**

**Front**

On approach to the property there is a gateway opening to a concrete driveway providing ample off-street parking, leading to the front, side and garage, with shrub borders and gated access to the rear.

**Garage** 15' 11" x 8' 4" (4.86m x 2.55m)

A single garage with up and over door, power supply and lighting.

**Rear**

A fantastic, private and enclosed rear garden, mostly laid to lawn with slab patio pathways for access, raised patio area and timber summer house, various shrubs and hedges at the borders.

**Summer House** 9' 4" x 11' 3" (2.84m x 3.43m)

**Tenure**

Freehold.

**Services**

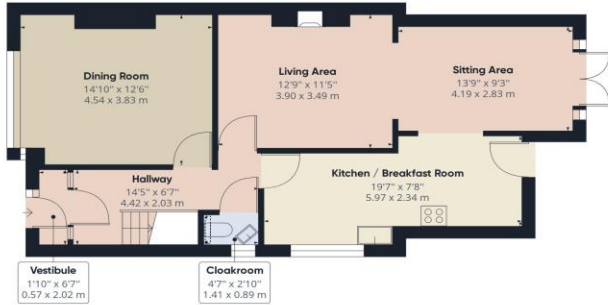
Mains gas, electricity, water, drainage.



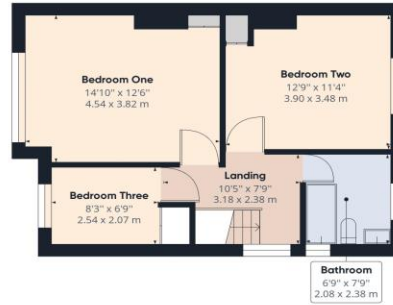








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

1480.86 ft<sup>2</sup>  
137.58 m<sup>2</sup>

Reduced headroom

1.38 ft<sup>2</sup>  
0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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