



71 Uphill Road South, Uphill Village, Weston-super-Mare, North Somerset, BS23 4TU



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 71 Uphill Road South, Uphill Village, Weston-super-Mare, North Somerset, BS23 4TU

£524,995

A commanding four bedroom, freehold, semi-detached family home ideally situated within the coveted village of Uphill and nestled in a private collection of just five exclusive properties. The convenience of a double garage, the flexibility of the living spaces, and the private rear gardens make this residence an idyllic haven for those seeking the perfect blend of modern living within a charming village setting. Additionally, the property is offered with the invaluable benefit of no onward chain, streamlining the buying process. Uphill Village beckons with its quaint charm. Stroll through picturesque streets, discover local amenities, and enjoy the sense of community that defines this sought-after locale. The ever-popular village of Uphill provides access to the beach for the keen walker, and local amenities such as a Primary School, 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 TBA, Council Tax Band E.

- Four bedroom, freehold, semi-detached family home sold with no onward chain
- Well positioned within the sought after village of Uphill within a private collection of five properties
- Double garage and private parking area providing valuable off street parking
- Flexible living areas with two reception rooms
- Private rear gardens
- All four bedrooms benefitting from en-suites
- EPC Rating TBA, Council Tax Band E







## Accommodation

### Entrance

On approach to the property there is a sloping slab patio pathway, leading to a composite double glazed entrance door into hallway.

### Hallway

Wood effect laminate flooring, useful under stairs storage cupboard, doors to ground floor rooms, radiator, ceiling light.

### Cloakroom

Low-level WC, wash hand basin over vanity unit, wall units, timber framed double glazed window, radiator, extraction fan, ceiling light.

### Kitchen

Tiled flooring, a range of wall and floor units with worktops and upstands over, an inset one and a half bowl stainless steel sink and drainer with a swan neck mixer tap over, positioned under a timber framed double glazed window, four burner gas hob with extraction hood over, oven and grill, ceiling spotlights and door to utility room.

### Utility

Tiled flooring, wall and floor units with worktops and up stands over, insert stainless steel sink and drainer, space and plumbing for appliances, wall mounted gas fired boiler, radiator, ceiling light, composite door to rear garden.

### Living Room

Flooring to match the hallway, timber framed double glazed window to front, decorative fireplace and surround, two radiators, double doors to sitting area, wall and ceiling lights.

### Sitting Room

Flooring to match, UPVC double glazed window and patio doors to conservatory, radiator, double doors to dining area, wall and ceiling lights.

### Conservatory

A light and bright conservatory area with wood effect vinyl flooring, UPVC double glazed windows set on dwarf walls with sloping polycarbonate translucent roof panels, radiator, wall lighting.

### Dining Room

Flooring to match, timber framed double glazed window to rear garden, radiator, doors to kitchen, ceiling light.

### Stairs rising from the entrance hallway to the first floor landing

### First Floor Landing

Doors to first floor rooms, timber framed double glazed window, two radiators, dado rail, timber balustrade, built-in airing cupboard housing hot water tank, roof access hatch, ceiling light.

### En-suite

Low-level WC, wash hand basin and pedestal, enclosed mains fed shower, part tiled walls, radiator, timber framed double glazed window, extraction fan, wall and ceiling spotlights.



### Bedroom One

A super double bedroom with a timber framed double glazed window, built-in storage cupboard with hanging rails, radiator, door to en-suite, spotlight cluster.

### En-suite

Tile effect vinyl flooring, low-level WC, wash hand basin and pedestal, enclosed mains fed shower, radiator, part tiled walls, extraction fan, wall and ceiling lights.

### Bedroom Two

Timber framed double glazed window, radiator, ceiling light, built-in storage cupboard, door to en-suite.

### Bedroom Three

Timber framed double glazed window, radiator, built-in storage cupboard, door to en-suite, ceiling light.

### En-suite

Low-level WC, wash hand basin and pedestal, enclosed mains fed shower, tiled walls, heated towel rail, extraction fan, wall and ceiling spotlights.

### Bedroom Four

Timber effect laminate flooring, timber framed double glazed window, radiator, built-in storage cupboard with hanging rail, door to en-suite, ceiling light.

### En-suite

- a low-level WC wash hand basin and pedestal in close to mains, fed shower, radiator, extractor fan, wall and ceiling lights.

### Outside

#### Front Courtyard

The property is within a handsome collection of five family homes. On approach to the private courtyard area an opening in the commanding stone wall entrance leads you to a shared courtyard area. The parking area laid to tarmac provides space for two allocated off street parking spaces with a double garage positioned in between the neighbouring garages.

#### Courtyard

Owned by all five properties, maintenance contribution of all five properties.

#### Garage and Parking

Double garage with up and over garage door, gated side access leads you to the rear garden, to the rear of the garage there is a pedestrian door leading to an outside storage area behind the garage.

#### Rear

A private and enclosed rear garden with a slab patio area immediately to the rear with steps rising up to a lawn area with mature trees, shrubs and hedging.

#### Tenure

Freehold.

#### Services

Mains gas, electricity, water and drainage.

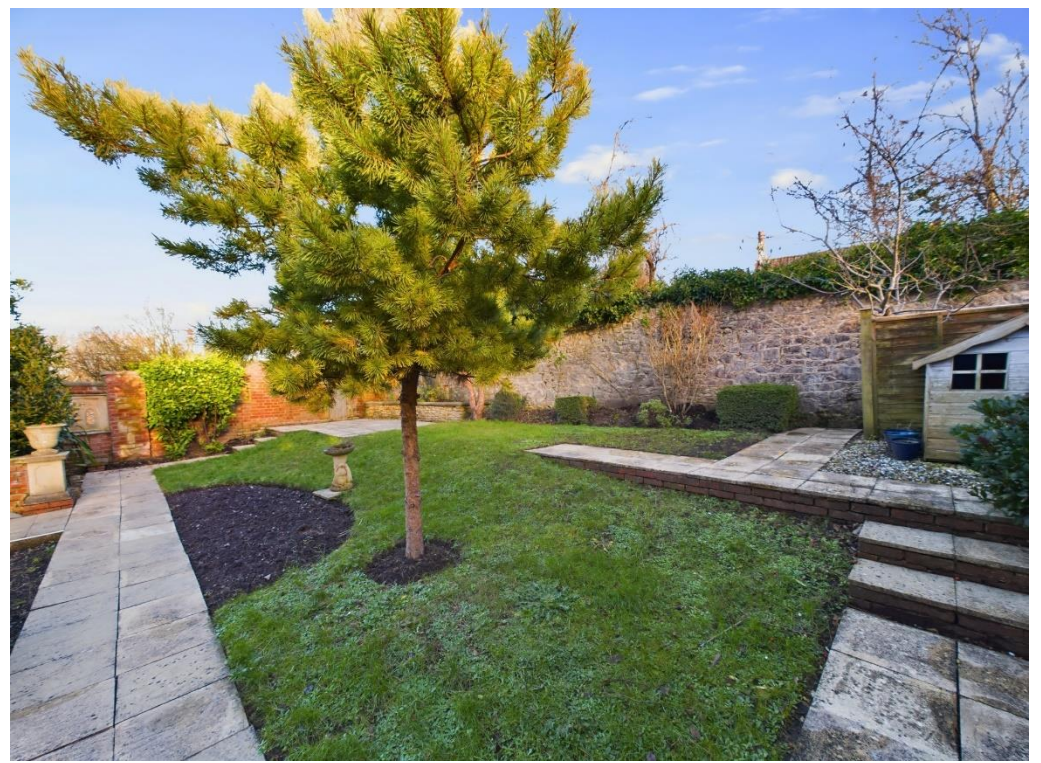




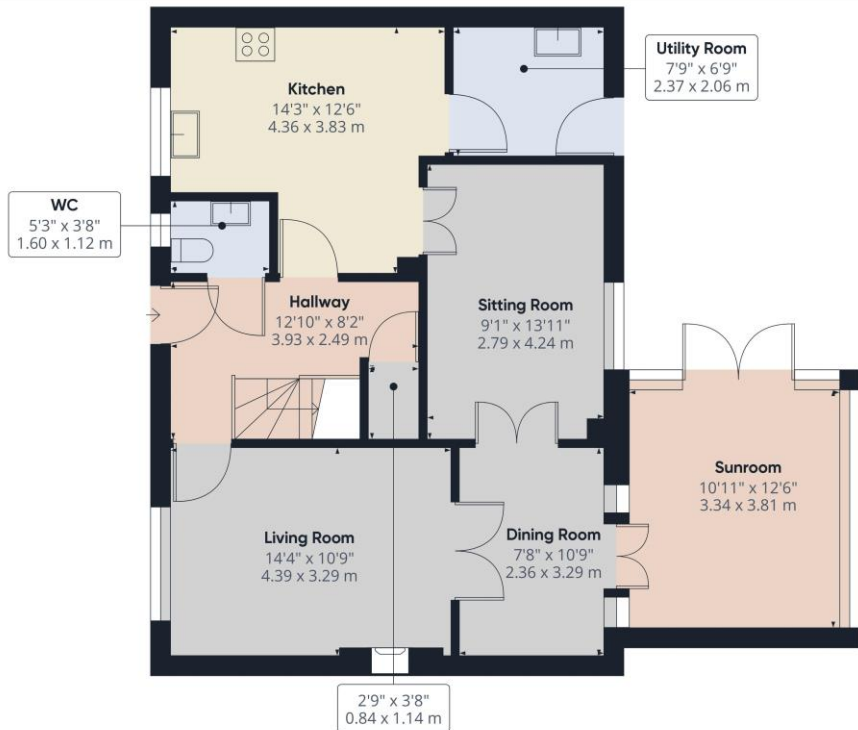












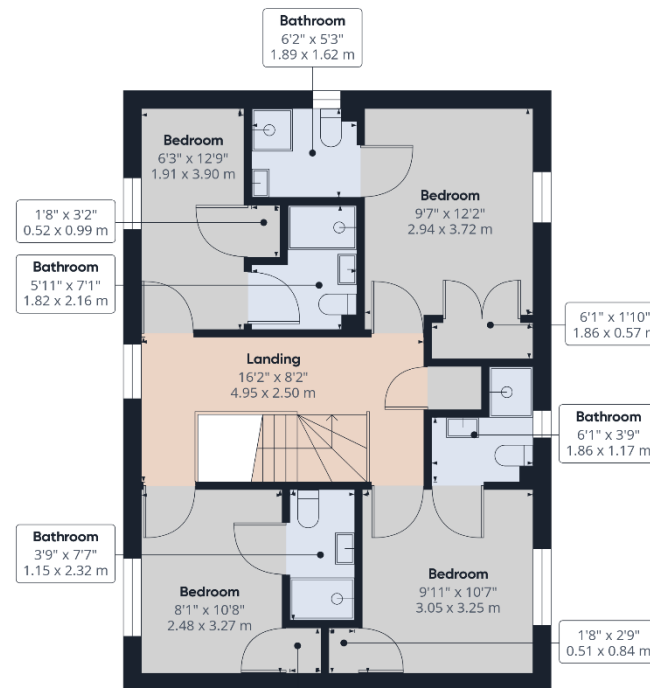
Floor 0 Building 1

Approximate total area<sup>®</sup>  
867 ft<sup>2</sup>  
80.55 m<sup>2</sup>

Excluding balconies and terraces

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



Floor 1 Building 1

Approximate total area<sup>®</sup>  
663.55 ft<sup>2</sup>  
61.65 m<sup>2</sup>

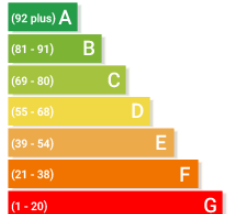
Excluding balconies and terraces

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### Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL

71

81



Company Registration No. 08744483 VAT No. 173 8517 84

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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