



64 Uphill Way, Uphill, Weston-super-Mare, North Somerset, BS23 4TN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£549,000

Nestled within the sought-after village of Uphill, this enchanting four-bedroom, three-storey terraced family home stands as a testament to meticulous restoration and refurbishment. This immaculately presented property offers a harmonious blend of charm and contemporary living. As you approach the property, you'll notice its timeless facade, hinting at the character inside. Step in, and you'll find a home that's been thoughtfully renovated, blending old-world charm with practical and attractive updates. The heart of this home is the naturally lit open-plan kitchen, dining and living area. Ideal for family gatherings, it features a well-appointed kitchen and views of the private, enclosed rear garden—a peaceful space for relaxation and play. Upstairs, you'll discover four generously sized bedrooms, providing flexibility for family living. The master bedroom, with its impressive en-suite, offers a private retreat, complete with vaulted ceilings that add a touch of grandeur. Convenience is key, with two allocated off-street parking spaces ensuring your vehicles are always easily accessible. Beyond the confines of this delightful family home, 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) in Church Road, Uphill and secondary education is available in the nearby Broadoak Mathematics and Computing College (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 D66, Council Tax Band A. *Please note this property has been virtually home staged.

- A beautiful, sympathetically restored and refurbished property
- A four bedroom, three storey, freehold, terraced, family home
- Private and enclosed rear garden
- Two allocated off-street parking spaces
- With light and bright, excellently appointed open plan kitchen / living areas
- Impressive master bedroom with an en-suite and characterful vaulted ceilings
- Charming features throughout
- Well positioned in the sought after village of Uphill, within easy reach of the local Primary School for the growing family
- Additional parcel of land available to purchase along with the property by separate negotiation





Accommodation

Entrance

On approach to the property, there is the block paved pathway area with steps down to a timber framed double glazed entrance door and single glazed window panel above.

Hallway

An inviting entrance area with a useful storage cupboard housing consumer unit and meters, radiator, opening to ground floor areas, cloakroom and useful under stairs storage cupboard, ceiling lights.

Cloakroom

Low level W/C, wash hand basin and pedestal, heated towel rail, extraction fan, ceiling light.

Sitting Area

A former fireplace and timber mantle feature, opening into main kitchen / living / dining area, radiator, ceiling light.

An Exquisite Open Plan Main Living Area

Living / Dining Area

Prepare to be impressed with an exquisite hub of the home! With a light and bright living / dining space with a superb skylight window, aluminium bi-fold doors onto rear garden, radiator, ceiling spotlights.

Kitchen Area

The kitchen area offers a range of wall and floor units, cooking island with hard wood worktops over, well-lit with two further skylight windows with a vaulted ceiling feature, inset composite sink, superb seven-burner double oven with extraction hood over, integrated washing machine, dishwasher with space for an 'American' style fridge freezer, cupboard housing wall mounted gas fired boiler, radiator, ceiling spotlights.

Stairs Rising to the First Floor Landing from Entrance Hallway

First Floor Landing

Doors to first floor rooms, useful under stairs storage cupboard, radiator, ceiling lights.

Bathroom

Fantastic bathroom with tiled flooring and contemporary style bath with shower and shower screen over, low level W/C, wash hand basin and pedestal, two UPVC double glazed windows, mirrored wall light, extraction fan, heated towel rail, ceiling light.

Bedroom Four

UPVC double glazed window overlooking the rear garden, window seat feature, radiator, ceiling light.



Bedroom Three

UPVC double glazed window, radiator, ceiling light.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.

Stairs with a Glass Balustrade Rising from the First Floor Landing to the Second Floor

Landing

Door leading into the master bedroom, two eaves storage cupboards, wall lighting, exposed timber beam features on the staircase.

Master Bedroom

An exquisite master double bedroom with exposed timber beam and vaulted ceiling features, decorative fireplace, three UPVC double glazed windows, two radiators, door to en-suite, shower room, wall lighting.

En-suite Shower Room

Tiled herringbone wood effect flooring, part-tiled walls, low level W/C, wash hand basin and pedestal, electric enclosed shower, heated towel rail, extraction fan, wall spotlights.

Outside

Parking

To the side of the property there is a shared private road, leading to a block paved area to the rear, which provides off-street parking spaces for Number 62 and 64, of which two are allocated to Number 64.

Front

As you approach the front of the property there is a block paved pathway leading to the entrance door.

Rear

A private and enclosed rear garden with gated access to the shared private road to the side, a super slab patio area and area laid to lawn.

Please Note

There is a partial flying freehold over a neighbouring commercial premises. Please note this property has been virtually home staged.

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.







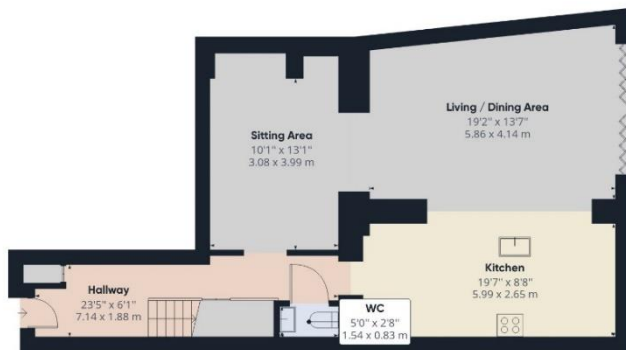




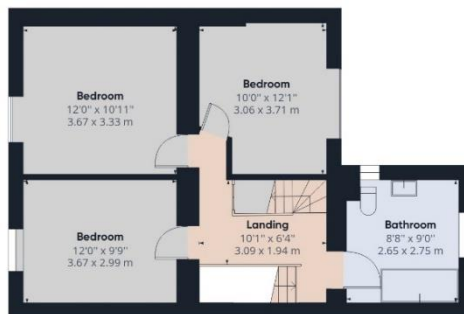








Floor 0



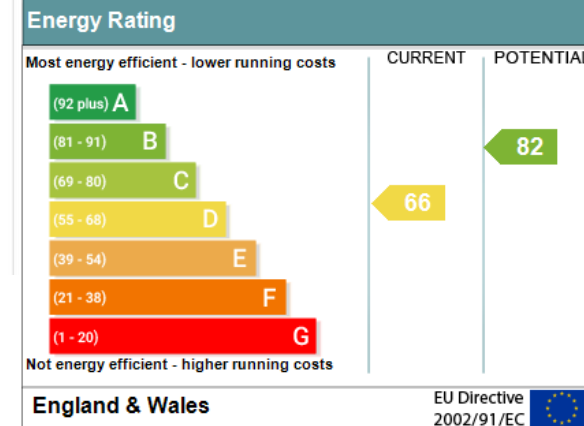
Floor 1

Approximate total area⁽¹⁾
1610.49 ft²
149.62 m²



Floor 2

Address: 64 Uphill Way, Uphill, WESTON-SUPER-MARE, BS23 4TN
RRN: 0190-3005-0322-1394-3073



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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