



20 New Church Road, Weston-Super-Mare, North Somerset, BS23 4UZ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



## 20 New Church Road, Uphill, Weston-Super-Mare, North Somerset, BS23 4UZ

£385,000

Presenting a beautifully renovated three bedroom, semi-detached home nestled in the heart of Uphill village. This charming residence seamlessly blends classic features with contemporary updates, creating a cosy and inviting atmosphere. Conveniently located, the property boasts a private driveway, providing valuable off-street parking—a rare find in this desirable area. Situated in Uphill, residents enjoy easy access to local parks, a primary school, and the scenic seafront, offering endless opportunities for leisurely strolls and outdoor adventures. Step into the tranquil rear garden, complete with a recently laid patio and lush lawn—an idyllic retreat for relaxation and al fresco dining. Inside, the light-filled kitchen-living area serves as the focal point of the home, providing a welcoming space for gatherings and everyday living. Experience the perfect blend of comfort and character in this thoughtfully designed Uphill residence—a place to call home amidst the beauty of village life. 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.

- A wonderful example of a renovated, three bedroom, semi-detached home
- Thoughtfully renovated retaining characterful and charming features
- Private driveway providing valuable off street parking
- Well positioned in the sought after village of Uphill, a stones throw from local parks, primary school and within reach of the prolific sea front, walks and rural setting.
- A private and enclosed rear garden benefitting from a recent patio and lawn area
- A light and bright main kitchen living area providing a fantastic hub of the home
- EPC rating: D57, Council tax band: D





## Accommodation

### Entrance

On approach to the property, there is a covered porch area with archway feature and tiled flooring with a step up to a UPVC double glazed entrance door into hallway.

### Hallway

Inviting entrance area with a UPVC double glazed window and fixed window panels, door to living room and opening to main kitchen dining area. Radiator, ceiling spotlights and useful stairs storage cupboard, engineered oak flooring.

### Cloakroom

A low level W/C, wash hand basin over vanity unit, UPVC double glazed window, wall light and part tiled walls.

### Living Room

A cosy living space with a UPVC double glazed bay window and window seat feature, decorative fireplace, radiator, ceiling spotlights, engineered oak flooring.

### Kitchen / Dining Room

A wonderful hub of the home, with a range of well presented wall and floor units with granite worktops and up stands over. A super cooking island with breakfast bar feature providing dining space and feature lighting above. A five ring electric hob with extraction hood over, two eye level ovens, wine cooler, integrated fridge / freezer dishwasher and washing machine. A lovely light and bright space with dual aspect UPVC double glazed windows and a bay style patio door and window to the rear garden. An inset composite one and a half bowl sink and drainer with swan neck mixer tap over, positioned under the window, providing a lovely outlook over the garden, engineered oak flooring throughout.

**Stairs rising from the entrance hallway to the first floor landing.**

### First Floor Landing

With doors to first floor rooms, UPVC double glazed fixed window, radiator, timber balustrade, roof access hatch and ceiling light.

### Shower Room

Well presented shower room with tile flooring and walls, super walk-in style mains fed shower and shower screen, low level W/C, wash hand basin and pedestal, mirrored wall light, heated towel rail, extractor fan, ceiling spotlights and UPVC double glazed window.





### Bedroom One

A super double bedroom with UPVC double glazed bay style window, radiator, ceiling spotlights.

### Bedroom Two

A UPVC double glazed window, fitted shelving and hanging rail radiator and ceiling spotlights.

### Bedroom Three / Currently used as study

A UPVC double glazed window, radiator, ceiling light.

### Outside

#### Front

On approach to the property, there is a gravel driveway providing valuable off street parking, concrete pathway leading to the entrance door, partly enclosed by stonewalling and timber fencing, area laid to lawn with the gravel driveway extending to the side of the property and gated access to the rear garden.

#### Rear

A super private and enclosed rear garden with recently re-landscape areas including a superb slab patio pathway and patio area with timber sleeper borders, barbecue area laid to gravel and level lawn. Finished with outside lighting and raised timber beds.

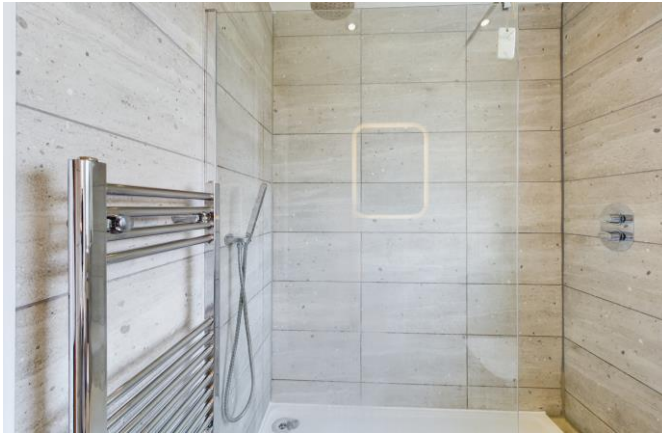
### Tenure

Freehold

### Services

tba





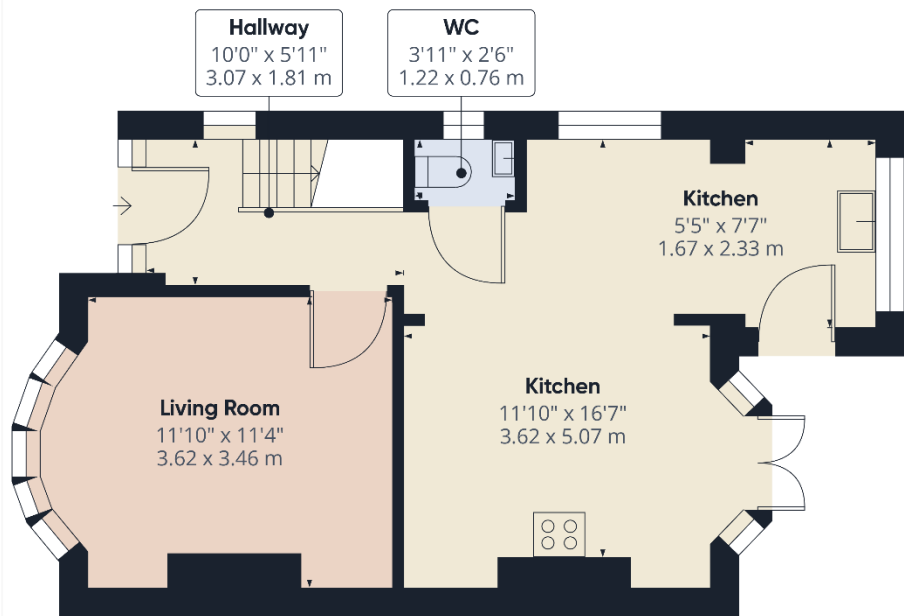










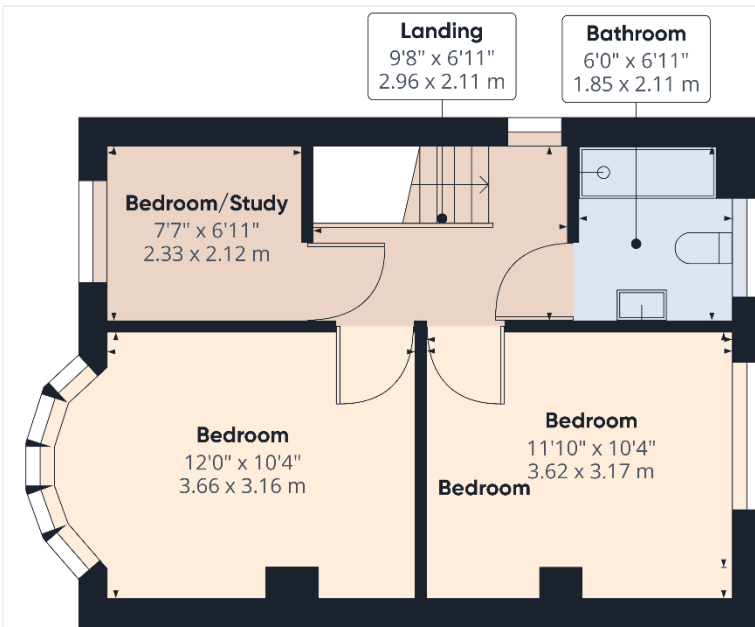


Approximate total area"  
470.52 ft<sup>2</sup>  
43.71 m<sup>2</sup>

(1) 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.

Floor 0



Approximate total area"  
413.87 ft<sup>2</sup>  
38.45 m<sup>2</sup>

(2) 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.

Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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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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