



**19, UPHILL ROAD SOUTH, UPHILL,
WESTON-SUPER-MARE, BS23 4SG**
£650,000

Located in this ever popular coastal village on the southern outskirts of Weston super Mare approximately 2 miles from the Town centre. Village amenities include schools, shop, cafe, bus services, public houses church etc as well as the beach, marina, golf course general hospital and nature reserve.

A beautifully presented 4 Bedroom Detached House with en suite master bedroom suite, extensively fitted kitchen, gas central heating, double glazing, gardens and garage.

No Onward Chain

Accommodation:

(with approximate measurements)

Entrance:

Front door to Entrance Vestibule with cloaks cupboard and further door to:-

Hall:

Radiator. Staircase rising to First Floor. Understairs cupboard.

Cloakroom:

Airing cupboard with 'Glow Worm' gas fired boiler and pressurised hot water cylinder.

Lounge:

23'9 x 14' (7.24m x 4.27m)

2 radiators . TV point. Fire surround with remotely controlled pebble-effect electric fire. Double door to:-

Conservatory:

13'8 x 13' max (4.17m x 3.96m max)

2 radiators. Double doors to Rear Garden.

Study:

9'8 x 9' (2.95m x 2.74m)

Radiator. Telephone point. Personal door to Garage.

Dining Room:

11'2 x 9'10 (3.40m x 3.00m)

Radiator.

Kitchen/Breakfast Room:

15'8 x 10'9 max (4.78m x 3.28m max)

Extensively fitted with a range of wall and base units with granite worksurfaces over. Inset 1.5 bowl single drainer sink unit. Fitted double oven and microwave. 5-ring gas hob with extractor hood over. Integrated refrigerator and dishwasher. Breakfast bar. Tiled splashback. Radiator. TV point. Door to:-

Utility Room:

8'10 x 6'2 (2.69m x 1.88m)

Base cupboards with granite worksurfaces over. Inset single drainer stainless steel sink unit. Plumbing for a washing machine. Integrated freezer. Radiator. WC off. Door to Garden.

First Floor Landing:

Access to Loft Room via fold down ladder. 2 radiators. Store cupboard.

Master Bedroom:

17'6 x 11' (5.33m x 3.35m)

Radiator. TV point.

En Suite Shower Room:

9'9 x 6'9 (2.97m x 2.06m)

Double cubicle. Low level WC. Twin wash basins. Tiled splashback. Heated towel rail. Extractor.

En Suite Dressing Room:

9'7 x 8'2 (2.92m x 2.49m)

Range of fitted wardrobes. Radiator.

Bedroom 2:

15'5 x 9'7 (4.70m x 2.92m)

Radiator. TV point.

Bedroom 3:

14'5 x 9' (4.39m x 2.74m)

Two fitted wardrobes. Radiator. TV point.

Bedroom 4:

11'2 x 9'10 (3.40m x 3.00m)

Radiator. TV point.

Bathroom:

10'8 x 7'8 (3.25m x 2.34m)

Panelled corner spa bath. Low level WC. Pedestal wash basin. Double shower cubicle. Tiled splashback. Radiator. Heated towel rail. Extractor.

Loft Room:

24'4 x 9'3 (7.42m x 2.82m)

Accessed via fold down ladder from Landing. 2 'Velux' windows. TV point. Under eaves storage. Door to part boarded loft space.

Outside:

Gates leading to block paved driveway with off street parking for several vehicles. Garage: 16'8 x 9'8 (5.08m x 2.95m) with up and over door, power & light, water tap and door to Study. Enclosed Rear Garden with patio, decking and lawn. Mature trees and shrubs. Outside power points and lights. Outside tap. Timber shed. Pedestrian access to rear.

Tenure:

Freehold.

Council Tax:

Band F

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

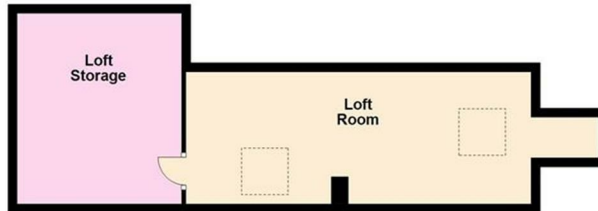
Ground Floor
Approx. 126.8 sq. metres (1365.2 sq. feet)



First Floor
Approx. 95.2 sq. metres (1025.1 sq. feet)



Second Floor
Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 258.9 sq. metres (2787.1 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plan produced using PlanUp.



