



**1, SOUTHFIELD CLOSE, UPHILL,
WESTON SUPER MARE, BS23 4XJ**

£319,950

A 3 Bedroom Semi Detached Dormer Bungalow located in this highly sought after coastal village on the southern outskirts of Weston super Mare. Village amenities include primary school, bus services shop, public houses, cafe and church as well as the marina, beach, golf course, nature reserve etc

The property has gas central heating, double glazing, gardens and parking and is offered with No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:
Side door to:-

Hall:
Radiator. Cloaks cupboard. Staircase to First Floor.

Lounge:
15'5 x 13' max (4.70m x 3.96m max)
Bay window. Fire surround. Radiator.

Kitchen:
11'8 x 7'5 (3.56m x 2.26m)
Range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Tiled splashback and floor. Breakfast bar. Radiator. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water. Double glazed door to Rear garden.

Bedroom 2:
11'4 x 10'10 max (3.45m x 3.30m max)
Radiator. Telephone point. Double glazed french doors to Rear Garden.

Bedroom 3:
12'5 x 9' max (3.78m x 2.74m max)
Radiator.

Bathroom:
Panelled p-shaped bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback and floor. Heated towel rail.

First Floor Landing:
'Velux' window.

Bedroom 1:
15'10 x 13'2 max (4.83m x 4.01m max)
Radiator. Built-in wardrobe cupboard with access to under eaves storage. TV point. 'Velux' window. Door to:-

En Suite:
Panelled p-shaped bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Shaver point. 'Velux' window.

Outside:
Front Garden laid to chippings with off street parking. Rear Garden backing onto Uphill Great Rhyne laid to patio, decking and chippings. Store shed.

Tenure:
Freehold.

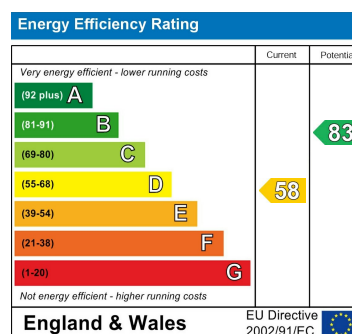
Council Tax:
Band C

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.



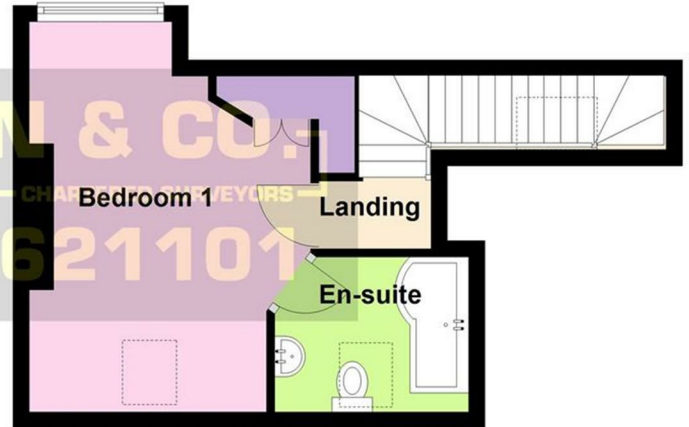
Ground Floor

Approx. 60.6 sq. metres (651.9 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 sq. feet)

Floor plans are for illustrative purposes only and are 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.



