



7 ELLESMERE ROAD

Uphill, BS23 4UT

OIEO £460,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in the HEART of UPHILL this wonderful family home has been TASTEFULLY redecorated and sympathetically RESTORED throughout. The 1930's home offers immaculate and spacious accommodation and briefly comprises a light and airy BAY FRONTED lounge, OPEN PLAN Kitchen / Dining room, perfect for entertaining with stylish LOG BURNER, downstairs Cloakroom, Three Bedrooms and LUXURY refitted shower room on the first floor and loft room to second floor enjoying views of Uphill Church. Outside there is a rear garden with SUMMERHOUSE and DRIVEWAY parking to front for numerous vehicles. Located a stones throw away from Uphill Beach, Boatyard, Bluebell Woods and Field, Uphill primary school, two local pubs and a village shop. What more can you want!

The local area*

0.4 x miles – Uphill Beach

0.2 x miles – Bluebell Woods

2.0 x miles – Weston-super-Mare Train Station

*All distances are approximate and sourced from Google Maps

Local Authority

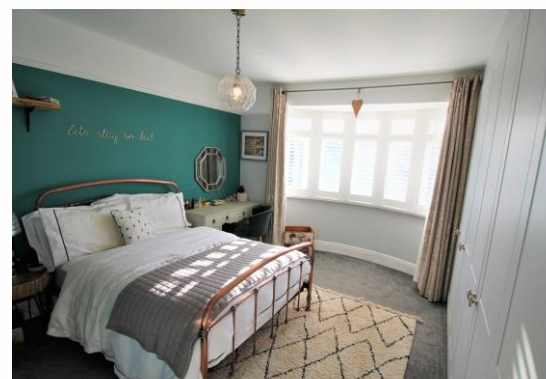
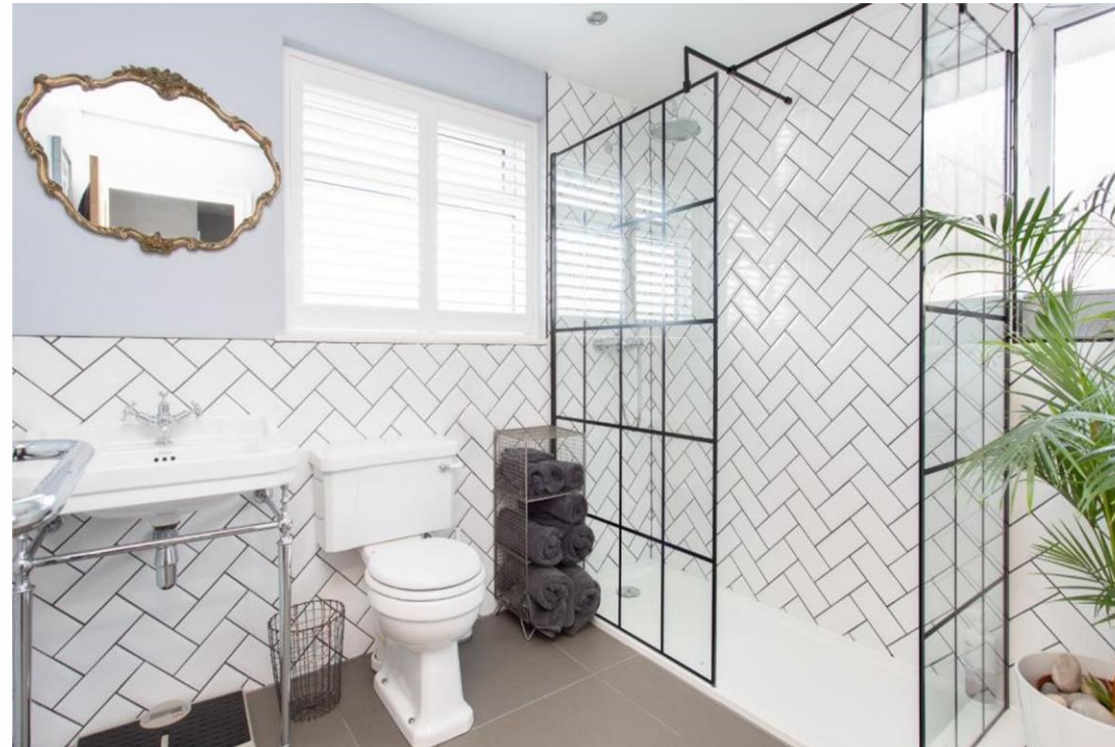
North Somerset Council. Council Tax Band: D.

EPC Rating: D.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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PROPERTY DESCRIPTION

Entrance Porch

Via UPVC double glazed door, with further door leading to entrance hall.

Entrance Hallway

With exposed wooden stairs leading to first floor landing, telephone point, cast iron radiator, half panelled walls, under stairs storage area, beautiful tiled floor, door to lounge and kitchen dining room, further door to downstairs cloakroom.

Cloakroom

Side aspect obscure double glazed window, vanity wash hand basin, low-level WC, wall mounted fuse box, tiled flooring continuing from entrance hall.

Lounge 14' 8" max x 13' 0" max (4.47m x 3.96m)

A fantastic light and airy lounge with front aspect UPVC double glazed bay window with fitted shutters, television point, cast iron decorative fireplace with tiled hearth (not currently in use) picture rail, coving to ceiling with ceiling rose, wall mounted tall cast iron radiator, deep skirting boards, large opening to kitchen / dining room.

Kitchen / Dining Room 19' 11" max x 17' 2" max (6.07m x 5.23m)

The heart of the house! This area has been opened up to make the most of the space; perfect for entertaining.

A dual aspect room with rear aspect bifold doors and further door leading to rear garden. Rear aspect uPVC double glazed window and side aspect uPVC double glazed window. Stylish log burner and hearth fitted to chimney breast. A re-fitted kitchen with a range of eye and base level units, Rangemaster cooker, integral washing machine, tumble dryer and dishwasher, integral full-length separate freezer, integral fridge and freezer, additional worktop space incorporating storage cupboards, space for table and chairs, radiator original restored wood flooring.

First floor landing

Side aspect of secure double glazed window with further stairs rising to second floor landing, doors to all rooms.

PROPERTY DESCRIPTION

Bedroom One 15' 6" max x 13' 6" max (4.72m x 4.11m)

Front aspect UPVC double glazed bay window with fitted shutter blinds, built-in wardrobes to one wall, picture rail, radiator, smooth ceiling.

Bedroom Two 10' 10" max x 10' 9" max (3.30m x 3.27m)

Rear aspect UPVC double glazed window overlooking rear garden, radiator, textured ceiling, storage cupboard housing wardrobe space.

Bedroom Three 8' 11" x 6' 2" (2.72m x 1.88m)

Front aspect UPVC double glazed window, smooth ceiling.

Shower room 8' 3" x 7' 2" (2.51m x 2.18m)

A luxury suite that has been tastefully refurbished and comprises double walk in shower, traditional basin sink with chrome washstand, low level WC, tiled walls and flooring, traditional heated towel rail. Dual aspect with rear and side aspect UPVC double glazed windows.

Loft room 17' 8" max x 14' 5" max (5.38m x 4.39m)

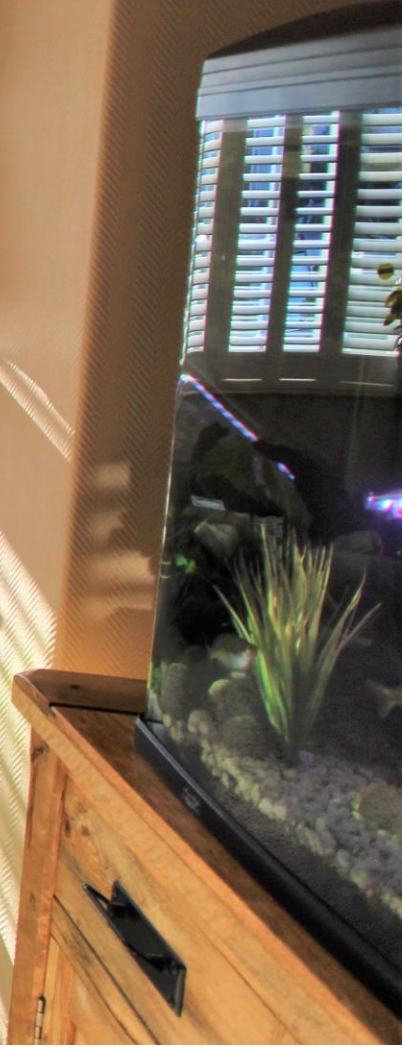
With two skylights, front aspect skylight enjoying views of uphill church and hilltop, central brick feature, eaves storage, smooth ceiling with inset spotlights.

Front garden

The frontage has been laid to block paving to provide driveway parking for numerous vehicles.

Rear garden

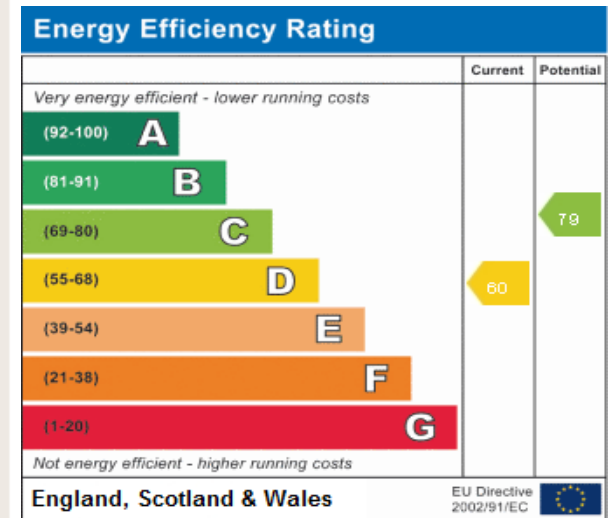
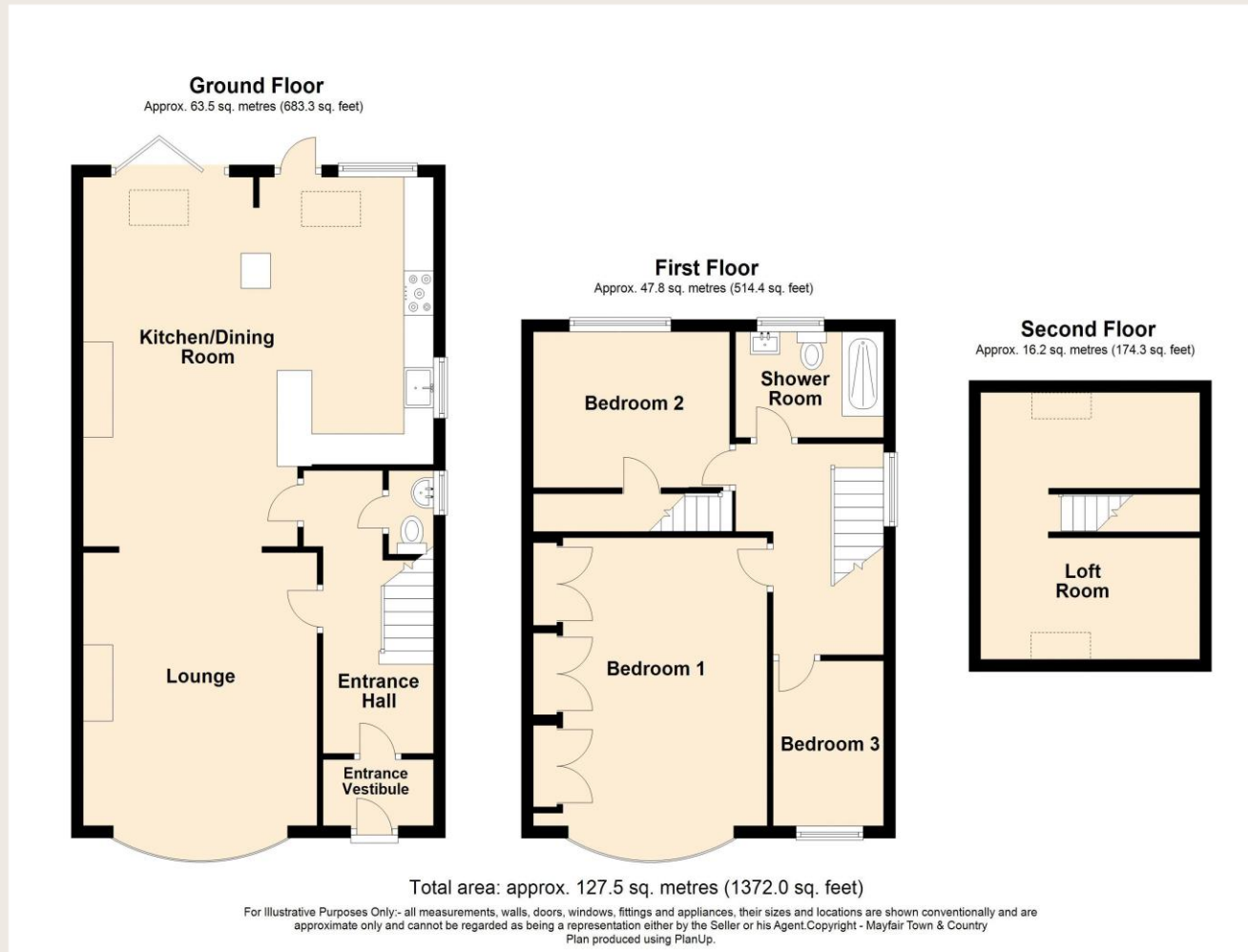
Enclosed by panel fencing with decked area, mainly laid to lawn with flower and shrub borders, rear patio area with bench, large summerhouse with wooden pergola, bike store, light and power in both summerhouse and bike store area. Further outside lighting, tap. Side storage area for concealing bins, etc. side access gate.







FLOOR PLAN



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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

