



32 LINKS ROAD, UPHILL

ASKING PRICE £495,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- PERIOD PROPERTY
- SEMI-DETACHED
- FOUR BEDROOMS
- LOFT CONVERSION
- MASTER SUITE
- COASTAL LOCATION
- STUNNING VIEWS
- DRIVEWAY & GARAGE
- NO ONWARD CHAIN

32 LINKS ROAD, UPHILL, BS23 4XX



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN this generously sized FOUR BEDROOM SEMI DETACHED HOUSE, pleasingly combining original period features with a number of desirable modern improvements. Situated in the sought after and location of UPHILL, providing beautiful views to the front of the property onto open farmland, sea & estuary, Uphill boat yard and Uphill Church and just a short walk from the beach!

The property briefly comprises lounge & dining room both with working period fireplaces, kitchen, conservatory and WC to the ground floor. On the first floor there are two generous sized bedrooms, a single bedroom along with family bathroom. The loft has been converted into a large and impressive master suite with Velux windows providing stunning views to the front of the property. Further boasting its own drive way, further hardstanding off street parking & garage

FRONT OF PROPERTY

Wrought iron gates leading to hard standing area and drive, bordered with walls and variety of mature shrubs, timber gates leading to further hard standing drive to the side of the house, leading to garage to the back of the house

ENTRANCE

Door leading to inner porch, fully tiled, door leading to entrance hall

ENTRANCE HALL

Radiator, stairs to first floor & double glazed window to front, under stair storage

LOUNGE

16' 8" x 11' 1" (5.08m x 3.38m) Real wood flooring, working period fire place with ornate surround and hearth, bay fronted double glazed window to front, radiator

CLOAKROOM

Wash basin with vanity unit under, WC, part tiled, obscure double glazed window to side, chrome heated towel rail

DINING ROOM

13' 5" x 11' 0" (4.09m x 3.35m) Real wood flooring, working period fire place with ornate surround and hearth, radiator, double glazed windows and door leading to conservatory

CONSERVATORY

9' 3" x 5' 7" (2.82m x 1.72m) Double glazed, corrugated polycarbonate roof, door leading to rear garden, sloped access to garden with handrail

KITCHEN

12' 2" x 9' 4" (3.71m x 2.84m) Range of wall and base units with real wood work top over, 1 1/2 bowl stainless steel sink with mixer tap, tiled splash backs, built in electric oven and gas hob with extractor over, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, heated towel rail radiator, wall mounted cupboard housing Vaillant combi boiler, large storage cupboard/larder, double glazed window to front, double glazed door leading to side

STAIRWAY

Single pane obscure window to side,

LANDING

Two storage cupboards, doors leading to

BEDROOM TWO

16' 7" x 9' 9" (5.05m x 2.97m) Real wood flooring, working period fire place with inset hearth, built in double wardrobe, bay fronted double glazed window to front, radiator

BEDROOM THREE

13' 5" x 11' 1" (4.09m x 3.38m) Real wood flooring, working period fire place with inset hearth, double glazed window to rear, radiator

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BEDROOM FOUR

9' 6" x 8' 8" (2.9m x 2.64m) Double glazed window to front, radiator, over stair storage cupboard

BATHROOM

Tiled floor and walls, panel bath with mains rainfall shower over and shower screen, concealed WC, wash basin with vanity unit under, heritage style heated towel rail radiator, double glazed obscure windows to side

MASTER BEDROOM/SUITE

20' 7" x 10' 0" (6.27m x 3.05m) Accessed via lobby/dressing room, stairs to master bedroom, double glazed window to rear

Opening to 15"9"

Vaulted ceiling with exposed beams, two loft access cupboards, three double glazed Velux windows to front with fitted black out blinds, built in wardrobe, real wood flooring, radiator

En-suite - Pedestal wash basin, WC, claw foot bath with mixer tap and shower head, heritage style heated towel rail radiator



Council Tax:

Band D

Local Authority:

North Somerset District Council

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REAR GARDEN

Laid to patio slabs and lawn, enclosed with timber fencing and variety of mature shrubs, outside tap, concrete steps to side door access, concrete slope with hand rail leading to conservatory opening

GARAGE

23' 0" x 9' 4" (7.01m x 2.84m) Up and over door, power & light, single pane window to side

ADDITIONAL INFORMATION

Loft ceiling fully insulated

Property has cavity wall insulation

Windows to front replaced approx. 1yr ago and wall cavities insulation inspected and found to be dry with no thermal bridging evident

Fire places all working and chimneys swept recently

Vaillant combi boiler recently undergone major 10 year service.



Total Floor Area:

154 sqm

Viewings:

By prior appointment with the agent

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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