

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Uphill Village £280,000*

- \* *Character Cottage*
- \* *Southerly Facing Garden*
- \* *Lounge & Dining Hall*
- \* *Garage & Parking*
- \* *2 Bedrooms*
- \* *No Chain*



*114 High Street, Worle, BS22 6HD*

## Description

Situated on the level in the much sought after Village of Uphill on the southern outskirts of Weston-super-Mare. Amenities in the Village include a Primary School, local shop and 2 Public Houses. Many will appreciate the easy access to the Beach and Uphill's Nature Reserve, designated as a Site of Special Scientific Interest (SSSI). Uphill Hill is part of the Mendip Limestone Grasslands Special Area of Conservation, (SAC) supporting a diverse flora and valuable insect habitat. Properties of this type are rarely available in the Village so this mid terrace character cottage is sure to generate a good deal of interest. The accommodation benefits from having 2 bedrooms, lounge, dining hall, kitchen and bathroom. In addition there is a good sized area of garden, garage and parking for a small car. No Chain.

## Accommodation

### Entrance Porch

Door to

### Dining Hall 16' 11" x 7' 6" (5.15m x 2.28m)

Night storage heater. Beamed ceiling. Secondary glazed window to front.

### Lounge 14' 6" x 11' 9" (4.42m x 3.58m)

Stone fireplace. Night storage heater. Meter cupboard. Understairs cupboard. Beamed ceiling. Secondary glazed window to front with window seat. Door and staircase to first floor accommodation.

### Kitchen 12' 8" x 6' 4" (3.86m x 1.93m)

Fitted with a range of floor and wall units with roll edge worksurfaces. Single drainer stainless steel sink unit. Space for washing machine. Built-in electric oven and gas hob. Wood panelled walls. Beamed ceiling. Dual aspect with double glazed window to side and obscure double glazed window to rear.

### First floor landing

Night storage heater.

### Bedroom 1 16' 7" x 9' 10" (5.05m x 2.99m)

Plus recess and double wardrobe. Secondary glazed window to front.

### Bedroom 2 10' 4" x 8' 0" (3.15m x 2.44m)

Secondary glazed window to front.

### Bathroom

Coloured suite of panelled bath with electric shower over, wash hand basin with cupboards under and low level WC. Extractor fan. Small obscure double glazed window to rear.

### Outside

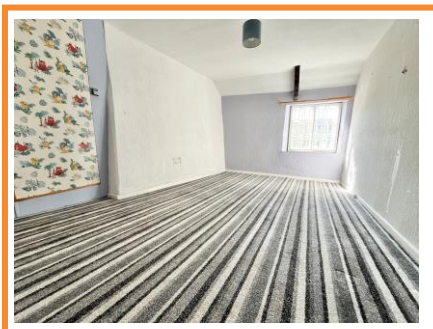
The good sized area of garden is on the other side of the shared footpath access from Uphill Road South. The garden is laid to a mixture of grass, plumb slate path and an area suitable for vegetable growing. In addition there is a large greenhouse and a slightly raised and partially covered seating area constructed around a mature tree. Within a short walk of the property is the garage with double doors and a driveway suitable for a small car.

### Tenure

Freehold

### Material Information

We have been advised the following; Gas- Mains Electricity- Mains Water and Sewerage- Bristol and Wessex Water Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Mobile Signal- 5G. Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area,

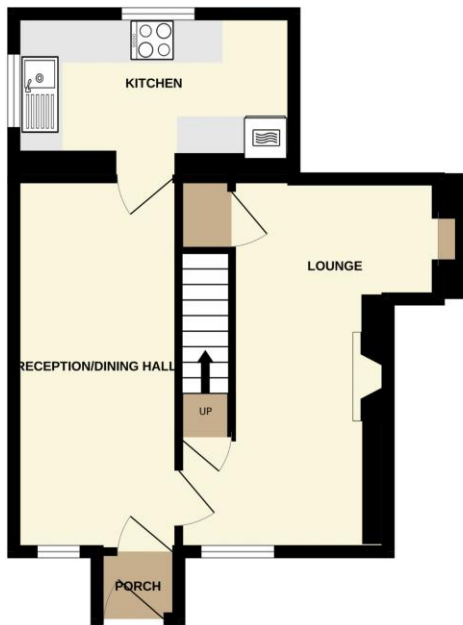




Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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