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# Harris & Lee

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*Uphill Village*

*OIRO £450,000*

- \* Detached Bungalow
- \* 3 Double Bedrooms
- \* 20' L-shaped Living Room
- \* Westerly Rear Garden
- \* 20' x 9'5" max. Garage
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 12 Willow Close, Uphill, Weston-s-Mare, BS23 4SJ

### Description

A modernised detached bungalow tucked away in a level 'no through road' in the much sought after village of Uphill, benefitting from an enclosed frontage and a private westerly facing established rear garden. An impressive 20' L-shaped lounge/dining room complements a re-styled kitchen and all 3 bedrooms can be considered as 'doubles'. The bathroom has been upgraded too and includes both bath and separate shower facility. Driveway parking leads to a larger than average garage measuring 20' x 9'5" maximum and many will appreciate that there is a sheltered walkway from the bungalow to the side of the garage. A wonderful lifestyle choice for those seeking a quieter setting, in close proximity to Uphill nature reserve and the Old Church of St Nicholas, perfect for a lovely walk with breathtaking views. An 18 hole golf course and beach are local too!

### Accommodation

#### Entrance

Replacement double glazed front entrance door opening to

#### Entrance Hall

Laminate flooring, radiator, smooth ceiling finish. Built-in cupboard with double doors. Drop down access to loft space.

**Lounge/Dining Room** 20' 0" x 18' 4" (6.09m x 5.58m) reducing to 12'5". An impressive dual aspect south and westerly facing reception room with double glazed windows to rear plus double doors to the rear garden. Mock fireplace. Laminate flooring, radiators, smooth ceiling finish. Serving hatch from kitchen.

**Kitchen** 11' 6" x 9' 0" (3.50m x 2.74m) maximum, plus built-in cupboard housing the gas fired boiler. Re-styled with 'Shaker' style wall and base units in light grey, complementing work surfaces and inset 1 and 1/2 bowl sink unit, mixer tap over and tiling to splash backs. Integrated oven and hob with cooker hood over. Space for washing machine and under counter fridge and freezer. Radiator, smooth ceiling finish. Double glazed window overlooking the rear garden, plus door to side to a sheltered walkway and dry access to the adjoining garage.

**Bedroom 1** 14' 4" x 10' 4" (4.37m x 3.15m) Smooth ceiling finish, radiator, double glazed window to front aspect.

**Bedroom 2** 10' 8" x 9' 0" (3.25m x 2.74m) Smooth ceiling finish, radiator, laminate flooring, double glazed window to side aspect.

**Bedroom 3** 10' 4" x 8' 2" (3.15m x 2.49m) Smooth ceiling finish, radiator, double glazed window to front aspect.

**Bathroom** 10' 0" x 4' 10" (3.05m x 1.47m) plus recess housing a shower enclosure with mains shower. Re-styled, also comprising a suite of bath, vanity unit/wash hand basin with cupboard below and low level WC. 'Metro' style tiling to splash backs. Heated towel rail, smooth ceiling finish. Extractor fan. Obscure double glazed window.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

## Outside

The front garden is enclosed with low level walling, laid to lawn with mature shrub borders. Gated access to driveway parking, leading to a larger than average garage, measuring 20' x 9'5" maximum. This has an up and over door, power and lighting, cold water tap, plus window to rear and personal door to the rear garden. The rear garden is enclosed and benefits from a westerly facing aspect, laid to lawn and seating areas, complemented with established shrub and tree borders. Useful storage shed attached to the rear of the garage, plus gated side access available to the front of the bungalow.



## Tenure

Freehold, council tax band is 'E'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a very low risk from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin Media website confirms speeds of up to Gig 2 are available at this post code.

**The energy rating for this property is 'D'.**

GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

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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