

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Uphill Village

Offers Over £250,000

- * Semi-Detached Bungalow
- * Sitting Room & Dining Room
- * Kitchen & Utility
- * Shower Room
- * Useful Garden Room/Office
- * Off Road Parking



114 High Street, Worle, BS22 6HD

Frogmore Cottage, 36 Old Church Road, Uphill, BS23 4UP

Description

A unique semi-detached bungalow situated in the heart of this popular and sort after Village of Uphill benefiting from a Village Shop. 2 Public houses and within walking distance of the beach and the boat yard with its Cafe and giving access to a number of interesting walks. The well presented accommodation comprises entrance hall, sitting room, kitchen, dining room, 2 bedrooms, shower room and cloakroom/utility. There is a very useful,garden room/office suitable for those who work from home or have a hobby to pursue.

Accommodation

Entrance Hall

Double glazed entrance door. Laminate flooring. Double glazed window to front.

Sitting Room 11' 11" x 11' 3" (3.63m x 3.43m)

2 Velux windows providing extra light to the room. Laminate flooring. Radiator. Fireplace with coal effect electric fire. Obscure double glazed window to front.

Kitchen 10' 6" x 5' 5" (3.20m x 1.65m)

Fitted with a range for floor and wall units with works surfaces and tiling to splashbacks, Single drainer composite sink unit with central mixer tap. Tiled floor. Built-in electric oven and gas hob with cooker hood over. Velux window . Obscure double glazed window to front.



Lobby

Store cupboard. Radiator. Obscure double glazed door and window to front. Opening and step up to

Dining Room 10' 8" x 7' 10" (3.25m x 2.39m)

Radiator. Obscure double glazed window to front. Double doors to

Cloakroom/Utility Room 8' 0" x 3' 8" (2.44m x 1.12m)

Plumbing for washing machine. Wash hand basin and low level WC, Obscure double glazed window to side.

Bedroom 1 14' 0" x 10' 11" (4.26m x 3.32m)

Including a double wardrobe and floor cupboards. Laminate flooring. Radiator. Dual aspect with obscure double glazed windows to front and side.



Bedroom 2 11' 6" x 6' 4" (3.50m x 1.93m)

Radiator. Laminate flooring. Velux window and borrowed light from the hallway.

Shower Room 10' 4" x 4' 11" (3.15m x 1.50m)

White suite of tiled shower enclosure with mains shower, vanity wash hand basin with cupboards under and low level WC. Tiling to splashbacks. Radiator. Velux window. Cupboard housing the gas central heating boiler.



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

Double gated open onto an area of stone chippings suitable for parking a car. A shared footpath gives access to the front door and an area of courtyard garden enclosed by trellis and with a garden shed. A useful Garden Room measures 12' 5" x 8' 11" max (3.78m x 2.72m) with light and power. Obscure double glazed window. WC off with low level WC and wash hand basin. Double glazed window.

Tenure

Freehold, council tax band is 'B'.

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- Visit the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR

