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Uphill Village

OIEO £360,000

- * Older Style Terrace House
- * 19' Kitchen
- * 4 Bedrooms
- * Southerly Rear Garden
- * 3 Receptions
- * Favoured Position



114 High Street, Worle, BS22 6HD

13 New Church Road, Uphill, Weston-s-Mare, BS23 4UY

Description

Very deceptive characterful terrace home tucked away in a 'no through road' position in this highly sought after village, boasting '3' receptions in addition to an impressive 19' kitchen. 3 of the 4 bedrooms are 'doubles' and the bathroom includes bath and separate shower facility. Many will appreciate the benefits of a southerly facing rear garden and this property is in close proximity to a park, nature reserve, school and beach. Internal viewing essential to appreciate the space on offer here!

Accommodation

Entrance

Front entrance door to lobby with further door to

Entrance Hall

Stairs to first floor with recess beneath. Radiator.

Lounge 12' 1" plus bay x 13' 5" into recess (3.68m x 4.09m) Feature fireplace housing a wood burning stove, plus tiled hearth. Laminate flooring, radiator, double glazed bay window to front aspect. Double doors leading through to

Dining Room 12' 4" x 11' 3" (3.76m x 3.43m)

Fire surround. Laminate flooring, smooth ceiling finish. Radiator. Double glazed double doors to the rear garden.

Breakfast Area 11' 2" x 10' 1" (3.40m x 3.07m)

maximum including a chimney breast housing another wood burner, plus adjacent cupboard storage. Tiled floor, gas fired boiler. Double glazed door to side to garden.

Kitchen 19' 7" x 9' 0" (5.96m x 2.74m) increasing to 9'8".

An impressive Shaker style kitchen with fitted wall and base units, wooden work surfaces and inset 1 and 1/2 bowl sink unit with telescopic mixer tap over. Space for 'Range' style cooker, dishwasher, washing machine, tumble dryer and upright fridge/freezer. Smooth ceiling finish with inset spot lights. Double glazed windows to side and rear.

First Floor Landing

Good size split level landing with access to remaining rooms. Access to loft space with lighting and part boarding.

Bedroom 1 12' 1" x 11' 0" (3.68m x 3.35m) plus double glazed bay window to front aspect. Smooth ceiling finish. Radiator. Feature exposed wooden floor boards.

Bedroom 2 12' 5" x 11' 2" (3.78m x 3.40m)

Smooth ceiling finish. Radiator. Laminate flooring. Access to useful eaves storage space. Double glazed window to rear aspect.

Bedroom 3 10' 0" x 9' 0" (3.05m x 2.74m) plus door recess. Smooth ceiling finish. Radiator. Dual aspect double glazed windows to side and rear.



Bedroom 4 9' 4" x 6' 0" (2.84m x 1.83m) Smooth ceiling finish. Double glazed window to front aspect.



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.

Bathroom 8' 7" x 6' 7" (2.61m x 2.01m) Good size room including bath and separate shower cubicle. Pedestal wash hand basin and low level WC. Heated towel rail. Tiled walls. Obscure double glazed window.

Outside

Enclosed rear garden enjoying a southerly aspect, principally laid to grass and plum slate, complemented with shrubs and trees. The garden continues to the side to a courtyard style area. Useful gated rear access at the bottom of the garden.



Tenure

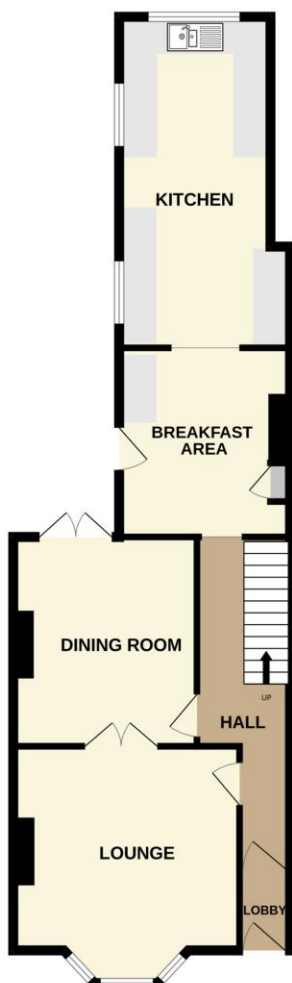
Freehold, council tax band is 'D'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea, and 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 that their service is available at this address.

The energy rating for this property is 'C'.

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

