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Uphill Village £450,000

- * *Modernised Detached Bungalow*
- * *3 Bedrooms*
- * *17'2" Lounge*
- * *Re-Fitted Bathroom*
- * *Re-Fitted Kitchen/Diner*
- * *Driveway & Garage*



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. A detached bungalow modernised to a high standard by the present seller. The accommodation comprises entrance hall, 17'2" lounge, 22' 7" kitchen/diner with a range of bespoke units, 3 bedrooms and a re-fitted bathroom. A double width driveway provides ample parking and leads to the larger than average Garage. There is an open aspect at the rear of the property and the garden is of a good size.

Accommodation

Recessed Entrance Porch

Double glazed door.

Entrance Hall

Double glazed door and side panel. Radiator. Luxury vinyl tile flooring. Access to loft via foldaway ladder with light and power.

Lounge 17' 2" x 13' 8" (5.23m x 4.16m)

Luxury vinyl tile flooring. Radiator. Large almost floor to ceiling double glazed window to front affording plenty of light into the room. Four panel glazed door from the hall. Opening to

Kitchen/Diner 22' 7" x 8' 0" (6.88m x 2.44m)

Refitted with a bespoke range of units, including grey floor and wall units with worksurfaces and contrasting pink glass splashbacks. Single drainer sink unit. Built-in electric oven and gas hob with angled chimney cooker hood. Integrated dishwasher, washing machine and fridge/freezer. Additional combined oven and microwave. Pull out spice rack. Built-in cupboard with shelving and drawers. Broom cupboard. Wall mounted gas fired boiler for central heating and domestic hot water. Dual aspect double glazed French doors to rear and window to side. Luxury vinyl tile flooring. Four panel glazed door to the hall.

Bedroom 1 14' 1" x 9' 10" (4.29m x 2.99m)

Radiator. Dual aspect double glazed windows to side and rear. Luxury vinyl tile flooring.

Bedroom 2 12' 6" x 9' 10" plus double wardrobes

(3.81m x 2.99m) Radiator. Double glazed window to front. Luxury vinyl tile flooring.

Bedroom 3/Study 9' 4" x 7' 0" plus double wardrobe

(2.84m x 2.13m) Radiator. Double glazed window to front. Luxury vinyl tile flooring.

Bathroom 8' 11" x 8' 0" max. (2.72m x 2.44m)

Re-fitted white suite of panelled bath, vanity wash hand basin with drawer under and low level WC. Under floor heating. Fully tiled walls. Walk in shower with deluge shower head and separate hand held shower. Glass screen and 'flipper' panel. Down lighting. Obscure double glazed window to rear.



Outside

The front garden is laid to lawn with shrub borders and enclosed by fencing to provide privacy. A block paved double width driveway provides parking and leads to the Garage with up and over door, light, power and rear door to the garden. A side gate gives access to a small area of garden to the side leading to the good sized rear garden featuring a paved patio, lawn, flower and shrub borders. 2 raised vegetable beds and Greenhouse. The garden is enclosed by fencing and has a pleasant open aspect. The strip of land on the far side of the fence adjoining the Uphill Great Rhyne is part of the title of number 16 and provided an opportunity to create further garden space.

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- Visiting the Ofcom checker.

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

GROUND 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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