



Hobbs&Webb

LINKS ROAD

Weston-super-Mare, BS23 4XY

Asking Price £425,000



Offered to the market with no onward chain, this beautifully updated Victorian period home blends charming character features with modern living throughout. Located in the highly desirable coastal village of Uphill, this spacious property is just a short stroll from Uphill Beach, the boat yard, and two popular local pubs, making it ideal for families or anyone seeking a peaceful lifestyle by the sea.

Internally, the well-presented accommodation begins with an entrance vestibule leading into a welcoming entrance hall. The front lounge features a stunning bay window and a cosy open fireplace, while a separate dining room provides additional entertaining space. To the rear, a stylishly refitted kitchen/diner opens to a handy utility/cloakroom.

The first floor offers three double bedrooms, including a generous master with modern en-suite, along with a refitted family bathroom. A fourth double bedroom is located on the second floor, ideal as a guest room, home office or teenager's retreat.

Externally, the property enjoys a low-maintenance rear garden with a substantial shed/workshop—perfect for storage or hobbies. To the front, a block-paved driveway provides convenient off-road parking.

This is a rare opportunity to acquire a spacious and stylish family home in one of the area's most picturesque and well-connected villages. Early viewing is strongly recommended.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

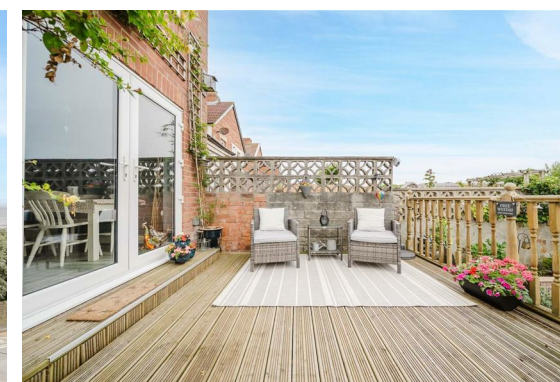
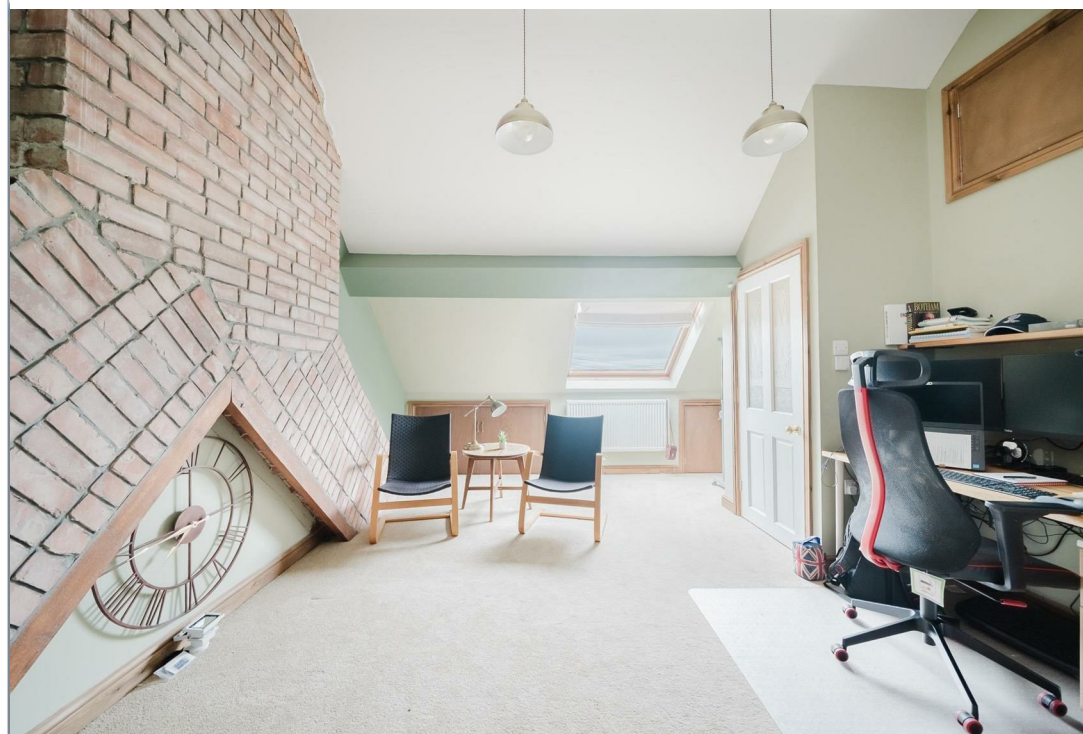
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Vestibule

uPVC double glazed stained glass door providing access to the entrance vestibule, dado rail and door to the entrance hall.

Entrance Hall

Restored wooden flooring, coved ceiling, radiator, dado rail stairs rising to the first floor landing, under-stairs storage cupboard, opening to the kitchen/diner and opening to the dining room.

Dining Room

13'4 x 10'8 (4.06m x 3.25m)

Coved ceiling, uPVC double glazed window to the rear aspect, radiator, feature fireplace with slate hearth, restored wooden flooring and sliding glazed doors providing access to the lounge.

Lounge

12'7 x 15'6 into the bay (3.84m x 4.72m into the bay)

uPVC double glazed bay window to the front aspect, two radiators, coved ceiling, open fire with marble hearth, television point and restored wooden flooring.

Kitchen/Diner

19'7 x 9'5 max 5'8 min (5.97m x 2.87m max 1.73m min)

A modern fitted kitchen with cream shaker style cupboards and drawer units with square edge work surfaces which incorporate a one and a half bowl stainless steel sink and drainer unit with mixer tap over and plinth fan heater. Four ring gas hob with extractor canopy over. Eye level double oven, space for fridge/freezer and space and plumbing for dishwasher. Coved ceiling, vertical radiator, uPVC double glazed window to the side aspect, wood effect laminate flooring, radiator, uPVC

double glazed French doors providing access to the rear garden and bi-folding door to the WC/Utility.

WC/Utility

Low level WC with wash hand basin over, uPVC frost double glazed window to the side aspect, work surface with space and plumbing for washing machine below, wall mounted 'Vaillant' gas combi boiler servicing hot water and heating to the property, extractor fan wood effect laminate flooring.

Landing

Sky lantern, split landing, feature chimney breast, dado rail, coved ceiling, stairs rising to the second floor and doors to the bedrooms and bathroom.

Bedroom One

12'5 x 12'9 max 10'9 min (3.78m x 3.89m max 3.28m min)

Two uPVC double glazed sash windows to the front aspect with views to Brean Down, radiator, built in wardrobe with sliding doors, further cupboard, television point and bi-folding door to the en-suite shower room.

En-suite Shower Room

Fully tiled walls, corner shower cubicle with chrome shower and glass sliding door. Vanity wash hand basin with mixer tap over. Low level WC, dual fuel heated towel rail, extractor fan and uPVC double glazed sash window to the front aspect.

Bedroom Two

13'3 x 10'8 (4.04m x 3.25m)

uPVC double glazed window to the rear aspect, radiator, feature fireplace and built in cupboard with hanging rail.

PROPERTY DESCRIPTION

Bedroom Three

9'5 x 9'2 (2.87m x 2.79m)

uPVC double glazed window to the rear aspect overlooking Weston golf course, further small uPVC double glazed window to the side aspect and radiator.

Bathroom

9'4 x 6'2 (2.84m x 1.88m)

A modern fitted bathroom suite comprising 'P' shaped bath with mixer tap and shower over. Vanity wash hand basin with mixer tap over. Low level WC, fully tiled walls, dual fuel heated towel rail, mosaic vinyl tiled flooring, over-head storage cupboards, wall mounted fan heater and uPVC obscured double glazed window to the side aspect.

Bedroom Four

17'8 x 16'5 max (5.38m x 5.00m max)

Velux window to the front aspect with views towards Uphill beach and towards Steep Holm and Brean Down. Eave storage to the front and rear, two radiators and feature brick chimney breast.

Rear Garden

A lovely presented low maintenance garden. Accessed via the French doors from the kitchen/diner out to a raised decked area with balustrades with step down to an area of garden laid to natural Indian sandstone paving with raised flower borders. To the rear of the garden is a large timber shed/workshop measuring 14'1 x 7'0 (4.29m x 2.13m) with power, lighting and rear access door to the rear path.

Front Garden & Driveway

Stone wall to the front with block paved driveway providing off street parking for one vehicle and a raised lawn front garden.

Agent Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The seller of this property is related to an employee of Hobbs & Webb.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Not water metered. Water softener.
- Gas central heating
- Mains drainage

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location





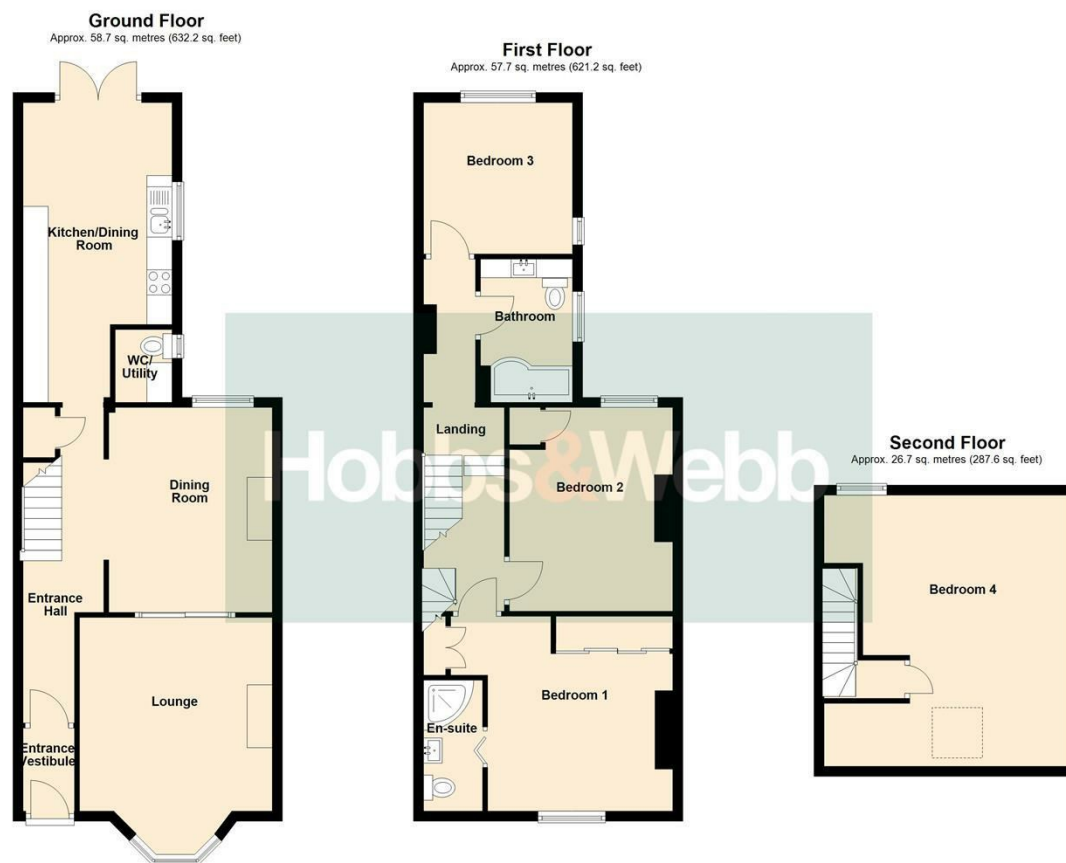












Total area: approx. 143.2 sq. metres (1541.0 sq. feet)

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Plan produced using PlanUp.

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Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.