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Uphill

£399,950

- * *Detached Bungalow*
- * *3 Double Bedrooms*
- * *15' Kitchen/Dining Room*
- * *Utility & Extra WC*
- * *17' x 15' Garage*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

3 Ash Grove, Uphill, Weston-s-Mare, BS23 4SH

Description

There is 'no onward chain' with this 3 bedroom detached bungalow tucked away in a level cul-de-sac position in the highly sought after village of Uphill. The double glazed and gas centrally heated accommodation includes a lovely size entrance hallway, separate westerly facing lounge and a 15' kitchen which is large enough to incorporate dining facility. Many will appreciate the presence of an additional utility room and this has an additional WC adjacent. The shower room has been re-styled featuring a superb size walk-in shower. Driveway parking is complemented by a larger than usual garage measuring an impressive 17' x 15' approximately.

Accommodation

Entrance

Double glazed door to porch, with double glazed window. Tiled floor. Obscure glazed door to

Entrance Hall 14' 2" x 6' 0" (4.31m x 1.83m)

A lovely size, wide hallway with 3 built-in cupboards. Wooden flooring. Radiator. Access to loft space.

Lounge 15' 10" x 12' 10" (4.82m x 3.91m)

A westerly facing dual aspect reception room with feature fireplace. 2 radiators, TV point. 2 wall light points, coved ceiling. Double glazed windows to front and side aspects.

Kitchen/Dining Room 15' 2" x 9' 6" (4.62m x 2.89m)

increasing to 11'10" max. plus built-in cupboard housing the Vaillant gas fired boiler. Fitted wall and base units with work surfaces, inset sink unit with telescopic mixer tap over and tiling to splash backs. Integrated oven and hob with cooker hood over. Space for upright fridge/freezer and slimline dishwasher. Space for table and chairs. Radiator, extractor fan. Dual aspect double glazed windows to side and rear. Door to

Utility 6' 8" x 4' 5" (2.03m x 1.35m)

Work surface with space beneath for washing machine and tumble dryer. Radiator, obscure double glazed window to rear aspect. Door to side to garden. Access through to

Separate WC

WC and obscure double glazed window.

Bedroom 1 11' 0" x 10' 7" (3.35m x 3.22m) minimum plus wardrobes fitted along one wall with sliding doors. Coved ceiling, radiator. Double glazed window to front aspect.

Bedroom 2 11' 0" x 11' 0" (3.35m x 3.35m)

Radiator. Double glazed window to rear aspect.

Bedroom 3 10' 6" x 9' 10" (3.20m x 2.99m) plus door recess. Radiator. Double glazed window to side aspect.

Shower Room 8' 4" x 6' 10" (2.54m x 2.08m) reducing to 5'9". Re-styled shower room with large walk-in shower enclosure, with mains shower. Pedestal wash hand basin and WC. Heated towel rail. Low level storage cupboard. Extractor fan. Obscure double glazed window.

Outside

The front garden is enclosed with low level walling, laid to grass and pathway, with shrub borders and trees. Adjacent driveway providing off road parking, leading along the side of the bungalow to a larger than average garage measuring 17'3" x 15' approximately. The garage has an up and over door, plus personal door to front, benefitting from power and lighting plus double glazed window to side 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.

Rear 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 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.

The energy rating for this property is 'D'.

GROUND FLOOR
1245 sq.ft. (115.6 sq.m.) approx.

