



38 Links Road, Uphill, Weston-super-Mare, North Somerset, BS23 4XY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£410,000

Being sold with the benefit of no onward chain, this superb, three bedroom, detached bungalow is beautifully presented throughout and is ready to move straight in. Excellently positioned, just a stone's throw away from Uphill Beach, the period property retains an abundance of charming and characterful features with flexible living arrangements. On the ground floor the freehold property comprises a bright and airy living room, kitchen/dining room, a lovely terrace area, two bedrooms and a bathroom. The property has been extended to the rear to offer a lower ground floor level which is accessed from the hallway. Steps lead down to the lower level where there is a home office/third bedroom, and an en-suite shower room. Outside, to the front of the property there is gated access to a pathway which leads to the entrance door with gravelled areas surrounding, enclosed by stone walling and timber fencing. To the side of the property there is a sloping tarmac driveway which leads to the rear of the property where there is an area laid to gravel that provides off street parking and access to the garage. Steps rise to a superb slab patio area, with various shrubs and hedges surrounding and steps that lead up to the terrace, which can also be accessed via the kitchen/dining room. EPC Rating D66, Council Tax Band E.

- A superb, three-bedroom, detached, freehold bungalow
- Extended to the rear, providing lower ground floor level living accommodation suiting a variety of uses
- A well-presented period property with charming and characterful features throughout
- Excellently positioned a stone's throw away from the prolific Uphill Beach
- Being sold with the benefit of no onward chain!
- Private garden, allocated off street parking and garage



Accommodation

Entrance

On approach to the property there are steps up to a composite double glazed entrance door into vestibule area.

Vestibule Area

Internal door to hallway, radiator, ceiling light.

Hallway

Doors to principal rooms, radiator, picture rail, wall lighting, roof access hatch.

Living Room 23' 11" x 10' 10" (7.30m x 3.31m) Plus Bay (Maximum)

A light and bright living/dining area with an electric fireplace and decorative surround, dual aspect UPVC double glazed bay window to front and window to side, picture rail, coved ceiling, wall lighting.

Kitchen/Dining Room 11' 9" x 11' 0" (3.58m x 3.35m) Plus 13' 4" x 11' 10" (4.07m x 3.60m)
Tiled flooring, a range of wall and floor units with worktops, upstands and tiled splashbacks over, five burner gas hob with extraction hood over, eye-level oven and grill, one and a half bowl stainless steel sink and drainer, integrated dishwasher, space for appliances, radiator, picture rail, ceiling spotlights, two UPVC double glazed fixed windows, an opening into the conservatory/dining area, polycarbonate translucent roof panels in vaulted roof, UPVC double glazed windows and patio doors onto terrace, two radiators, fitted floor units, wall lighting.

Terrace

A super enclosed terrace with gated access to stairs leading down to the garden area.

Bathroom 10' 11" x 9' 5" (3.34m x 2.87m)

Tiled flooring and walls, low level W/C, pedestal

wash hand basin, tiled bath, enclosed mains fed shower, heated towel rail, fitted storage cupboard, UPVC double glazed window, radiator, wall lighting, ceiling spotlights.

Bedroom One 11' 9" x 11' 6" (3.57m x 3.51m) Plus Bay (Maximum) - Including Wardrobes

A super double bedroom with UPVC double glazed bay style window, built-in wardrobes, decorative fireplace, picture rail, coved ceiling, ceiling lights.

Bedroom Two 11' 6" x 10' 6" (3.50m x 3.19m)

Including Wardrobes

UPVC double glazed window, decorative fireplace, built-in wardrobes, radiator, picture rail, coved ceiling, wall lighting.

Stairs Leading Down to the Lower Ground Floor Level from Hallway.

Hallway

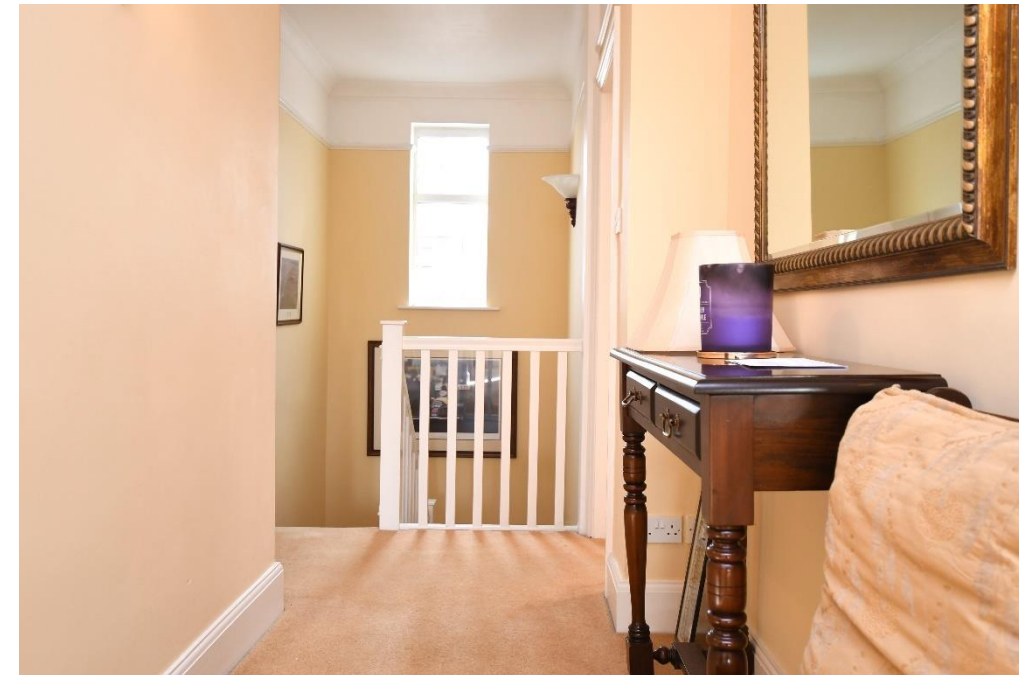
A useful storage area, two radiators, ceiling spotlights, UPVC double glazed window, UPVC double glazed door to rear, door to home office/bedroom three.

Home Office/Bedroom Three 11' 3" x 9' 7" (3.44m x 2.92m) Maximum

Two UPVC double glazed windows, two radiators, wall lighting, door to en-suite shower room.

En-suite Shower Room 8' 5" x 3' 4" (2.57m x 1.02m)

Tiled flooring, low level W/C, wash hand basin, enclosed mains fed shower, UPVC double glazed window, ceiling light, radiator.



Outside

Front

To the front of the property there is gated access to a pathway leading to the entrance door with gravelled areas enclosed by stone walling and timber fencing.

Driveway

To the side of the property there is a sloping tarmac driveway leading to the rear.

Rear

An area laid to gravel providing off street parking and leading to the garage, steps rising up to a super slab patio area, with various shrubs and hedges, steps rising up to the terrace accessed via the kitchen/dining room.

Garage 15' 1" x 9' 3" (4.61m x 2.81m)

Approximately - Garage door opening width - 2.28m

Power supply and lighting, timber framed window, wall mounted gas fired boiler.

Services

Mains gas, electricity, water, drainage.

Tenure

Freehold.



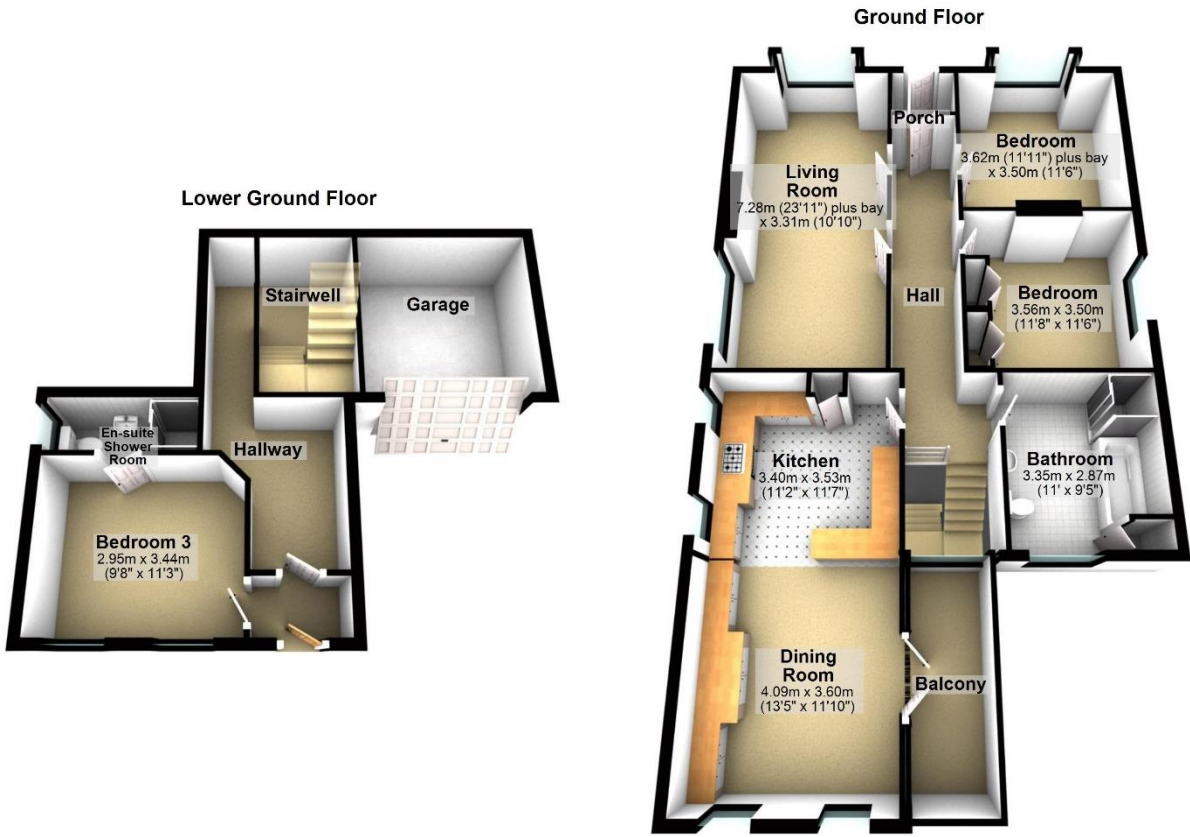




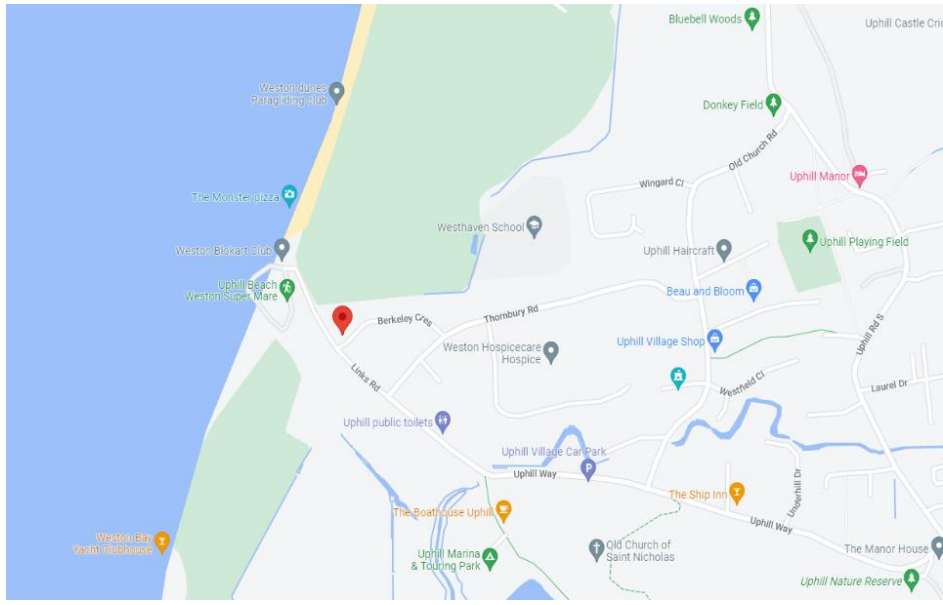


LOCATION

The ever-popular village of Uphill provides access to the beach for the keen walker, and local amenities such as two public houses, church, restaurant and village shop. In winter, wild fowl and other birds attract birdwatchers and in fine weather, walking the hill provides an expansive view towards the nature reserve and coastal views to South Wales. The yacht club is situated on the beach at Uphill and the village also boasts a nearby golf course. Primary education is available at the local Primary School (www.uphillprimary.co.uk) in Church Road, Uphill and secondary education is available in the nearby Broadoak Mathematics and Computing College (www.broadoakcollege.org.uk) with private schools available at Bristol and Sidcot. For the commuter there is access to the M5 at Junction 21, with railway stations at Weston-super-Mare and Weston Milton.



Total area: approx. 147.1 sq. metres (1583.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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