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Uphill **OIEO £190,000**

* First Floor Flat
* 2 Double Bedrooms
* Views to 'The Church On The Hill'
* In Need of Modernisation
* Off Road Parking
* Kitchen/Diner







114 High Street, Worle, BS22 6HD

26a St Nicholas Road, Uphill Weston-Super-Mare BS23 4XE

Description
Situated almost at the head of cul de sac, opposite a park and in the ever-popular village of Uphill benefiting for a local shop. Primary School and 2 Public Houses. In addition, access to the beach is with a level walk together with the boat yard Cafe and Uphill Nature Reserve. It is rare to have the opportunity to purchase an apartment in the Village, so an early viewing of this 2 double bedroom home is advised. In Need of Modernisation. Other important features include gas central heating, double-glazing, off-road parking, area of rear garden and views from the rear to 'The Church on the Hill'.

Accommodation

Entrance
External staircase with storage cupboard under to first floor. Entrance door to

Entrance hall
Radiator. Cloaks cupboard also housing the gas central heating boiler.

Lounge 15' 11'' into double glazed window to front x 13' 1'' (4.85m x 3.98m)
Radiator.

Kitchen/Diner 12' 7'' x 8' 7'' (3.83m x 2.61m)
Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer stainless steel inset sink unit. Built-in electric hob and oven with cooker hood over. Space for upright fridge/freezer. Radiator. Dual aspect double glazed windows to side and front.

Bedroom 1 14' 1'' x 13' 1'' (4.29m x 3.98m)
Double wardrobe with cupboards over. Radiator. Double glazed window to rear with views to 'The Church on the Hill'.

Bedroom 2 10' 6'' plus door recess x 10' 0'' max including store cupboard (3.20m x 3.05m)
Radiator. Double glazed window to rear with views to 'The Church on the Hill'.

Bathroom 10' 10'' x 5' 5'' (3.30m x 1.65m)
Suite of panelled bath with shower mixer taps, pedestal wash hand basin and low-level WC. Radiator. Plumbing for washing machine. 2 double glazed windows to side.

Outside
Useful store cupboard and a side path to the area of garden laid to paving and enjoying a good deal of privacy. Parking at the front of the property.

Tenure
Leasehold 981 years

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- 5G. Visiting the Ofcom checker.
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



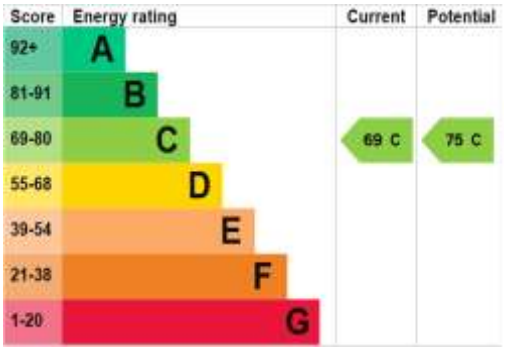




Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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.

Tenure
Leasehold

Council Tax - A



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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