



## 13 UPHILL ROAD NORTH W-S-M BS23 4NE

£184,950

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOUBLE GARAGE TO REAR
- NO ONWARD CHAIN

# 13 UPHILL ROAD NORTH, W-S-M BS23 4NE 2 1 2 C

Cooke & Co are delighted to offer for sale with no onward chain, this first floor two bedroom apartment well situated in a level position within easy reach of parks, seafront, schools, shops and golf course. The property briefly comprises of two bedrooms, lounge, fitted kitchen, family bathroom, gas central heating, double glazing, double garage.

EPC Rating C  
Council Tax Band A.

## ENTRANCE HALL

Communal entrance & entrance into hallway

## HALL

Radiator, cupboard housing wall mounted central heating boiler, entry phone

## KITCHEN

10' 1" x 4' 9" (3.07m x 1.45m) Range of wall and base units with worktop over, inset hob with oven below and extractor over, inset single drainer sink

## LOUNGE

13' 9" x 12' 7" (4.19m x 3.84m) Two double glazed windows to rear, radiator

## BEDROOM 1

15' 0" x 11' 6" (4.57m x 3.51m) Two double glazed

windows to rear, radiator, storage cupboard

## BEDROOM 2

7' 4" x 7' 3" (2.24m x 2.21m) Double glazed window to rear, radiator, storage cupboard

## BATHROOM

Bath with shower mixer tap, low level W.C and wash basin, extractor

## GARAGE

16' 4" x 13' 1" (5m x 4m) Double garage located to the rear of the building

Leasehold 961 yrs remaining

Management fees £80pm

Freehold is owned by flat owners 1/6 each

Boiler is 10 years old

New roof fitted 2018

# 13 UPHILL ROAD NORTH, WESTON-SUPER-MARE, BS23 4NE

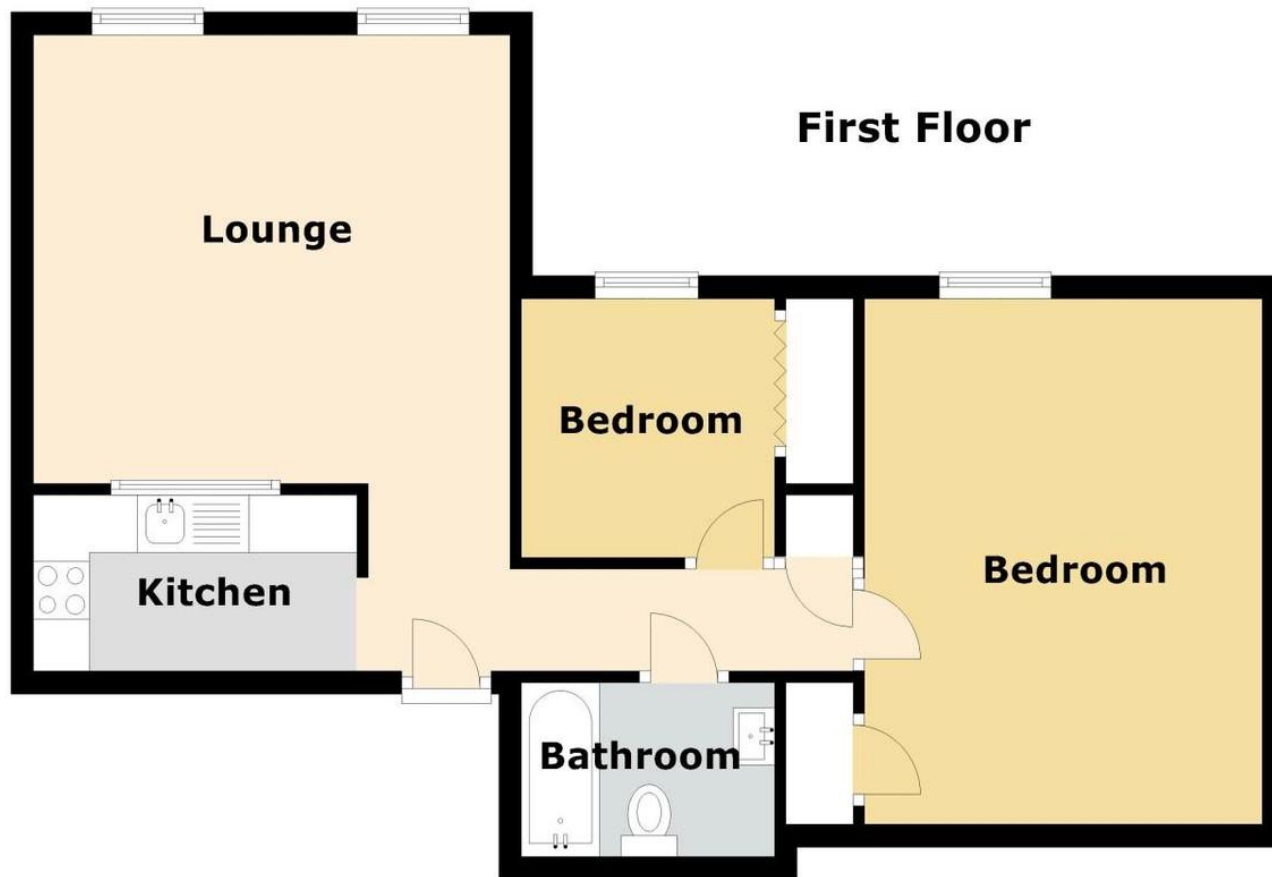


**Council Tax:**

Band A

**Local Authority:**

North Somerset District Council



### First Floor

Total area: approx. 54.6 sq. metres (588.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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