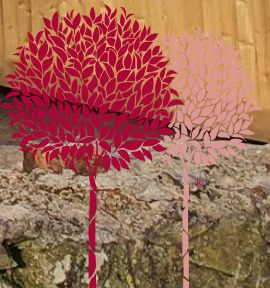




24 Old Church Road  
Uphill, BS23 4UP

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FOR SALE

debbie fortune





# 24 Old Church Road, Uphill, Weston Super Mare, BS23 4UP

Price: £350,000

- Spacious four bedroom semi-detached home
- Desirable village location in walking distance to the beach and amenities

## DESCRIPTION

Offering a fresh and attractive interior with a lovely blend of period features and contemporary décor this stylish family house is situated within walking distance of the beach, numerous amenities, and local primary school and has a large and adaptable footprint.

Entering the property into the reception hallway via a handy storm porch there are beautiful polished wooden floorboards and a handsome painted wood staircase rising to the first floor with a useful under stairs storage cupboard. The bay fronted living room is situated at the front the house and features matching polished floorboards as the entrance hallway, traditional picture rail and a gorgeous minster stone open fireplace.

Beyond the living room is a separate breakfast/dining room which links through to the modern kitchen. The kitchen features sleek black units with a contrasting wood block counter top and tiled splashback. From the kitchen a door leads through to a useful utility room and ground floor cloakroom. To the opposite side of the dining room and kitchen is a second sitting room with a more contemporary fireplace that could be utilised as a more formal dining or even a playroom if desired, from here French doors lead through a lovely garden room.

On the first floor are the four bedrooms, all of which are generous doubles in size and three of which feature pretty decorative fireplaces. Completing the first floor accommodation is the well presented family bathroom complete with a contemporary white suite and modern tiled splashback.

Outside, there is ample parking to the front and side of the house and a driveway leading to a single garage to the rear of the house, there is a pretty, enclosed front garden with a shingle pathway to the front door, whilst to the rear of the house there is a good sized lawned garden with an area of patio for summer dining and small decked area to the back of the house and two useful green houses.

**EPC rating D**

- Lovely blend of period features and contemporary décor
- Three separate reception rooms, modern kitchen & Garden Room
- Off street parking and single garage

**Our vendor says ...** The house has been an amazing family home with lots of space and both inside and out. We enjoyed the proximity of the schools, shops, park, woods and beach which are all within five minutes' walk from the house. Best of all Uphill village has a great community spirit.

**We have noticed ...** This spacious and versatile family home has more than enough space for a growing family, its versatile and flexible layout could be adapted and used in any number of ways and is superb proximity to the beach and lovely coastal walks is a real benefit.

## SITUATION

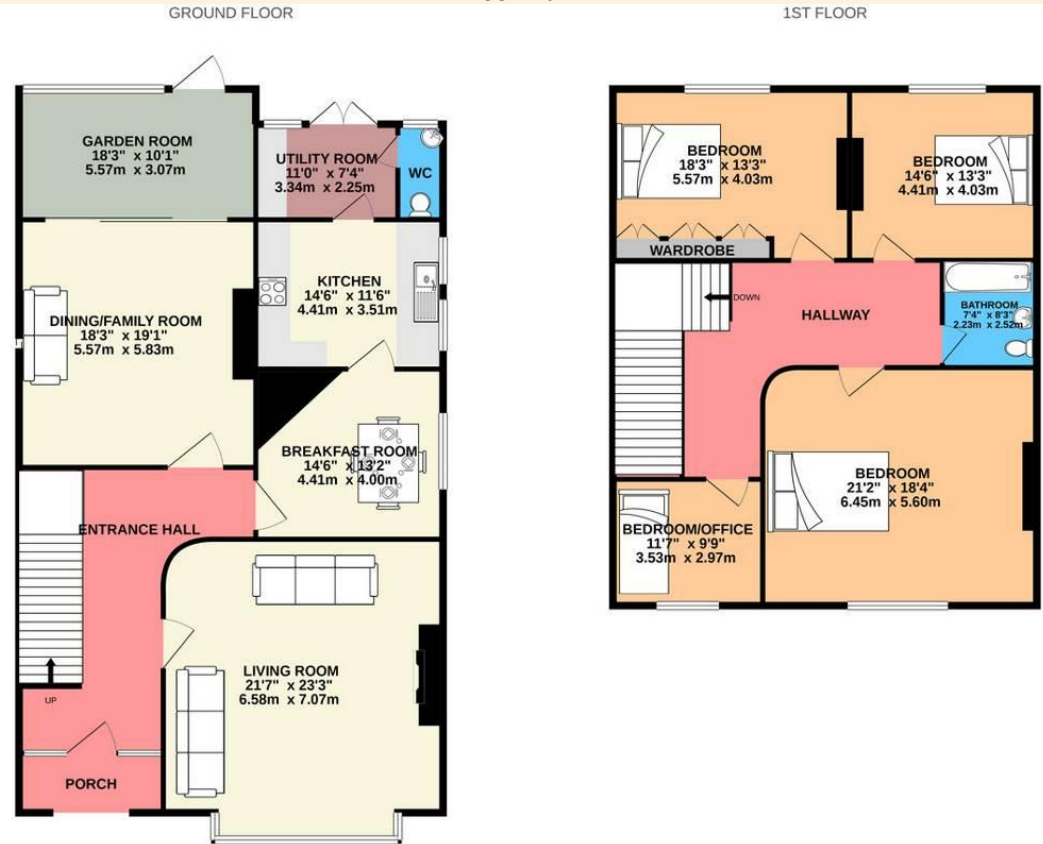
The town centre of Weston-super-Mare is just a short drive away and amenities include the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier. There are state schools in Lympsham and Weston-super-Mare, and for independent education, Sidcot is an excellent private school just 4 miles away in Winscombe, while Bristol, Taunton, Glastonbury and Street also offer a wide variety of schools. The M5 is within easy reach as is the mainline railway at Weston. Bristol Airport is an easy drive to the north with its scheduled and low cost flights, both national and international. The countryside is well known for its beauty and offers a variety of community pursuits within a short drive.

## DIRECTIONS

Proceeding towards Weston-super-Mare on the A370 Bridgewater Road, as you approach the Weston General Hospital roundabout proceed straight over in the direction of Uphill, continue past the Hospital on your right hand side on Grange Road and at the next roundabout turn right onto Uphill Road South and then nearly immediately left onto Uphill Way. Proceed a couple of Hundred metres along the road passing The Ship and The Dolphin public House and then just after The Dolphin turn right onto Old Church Road and number 24 can be found a little way down on the left hand side.

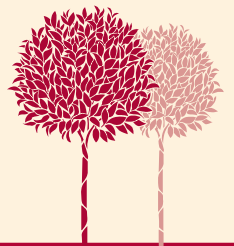


## Floor Plan



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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