



**28, UPHILL WAY, UPHILL,  
WESTON-SUPER-MARE, BS23 4TH  
£360,000**

An extended 3 Bedroom Detached Bungalow located in this highly sought after coastal village on the outskirts of Weston, approximately 2 miles from the Town Centre. Village amenities include schools, shop, bus services, public houses and cafe as well as the beach, marina, nature reserve and general hospital.

The property offers spacious accommodation with 3 Bedrooms (1 En Suite), gas central heating, double glazing, gardens and garage. In addition there is a large roof space with potential to create further accommodation (subject to obtaining any necessary consents)

No Onward Chain

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Entrance Porch with further door to Vestibule leading to:-

**Hall:**

Parquet floor. Radiator. Cloaks cupboard. Airing cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water. Access to loft space.

**Lounge:**

21' x 14'10 max (6.40m x 4.52m max)  
L-shaped. Dual aspect. Bay window. Fire surround with fitted gas fire. 2 radiators. TV & telephone points. Satellite TV point.

**Dining Room:**

11'10 x 9'10 (3.61m x 3.00m)  
Bay window. Radiator. CCTV recording box. Satellite TV point.

**Kitchen:**

12'10 x 10' max (3.91m x 3.05m max)  
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator. Double glazed door to side and french doors to Rear Garden.

**Bedroom 1:**

19'x 11'8 max (5.79mx 3.56m max)  
Fitted wardrobes. 3 radiators. Door to Rear Garden. Door to:-

**En Suite:**

Corner cubicle with 'Mira' shower unit. Low level WC. Vanity wash basin. Tiled splashback and floor. Heated towel rail. Extractor.

**Bedroom 2:**

11'10 x 8'10 (3.61m x 2.69m)  
Radiator. Built-in wardrobe.

**Bedroom 3:**

10'10 x 8'9 (3.30m x 2.67m)  
Radiator. Built-in wardrobe.

**Wet Room:**

Shower unit. Vanity wash basin. Low level WC. Tiled splashback. Radiator. Extractor.

**Outside:**

Gravelled driveway with off street parking to Garage: 15'6 x 9'9 (4.72m x 2.97m) with up and over door, power and light. Front Garden laid to lawn with mixed borders. Gated access to enclosed Rear Garden laid to lawn with raised borders and patio.

**Tenure:**

Freehold

**Council Tax:**

Band D

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

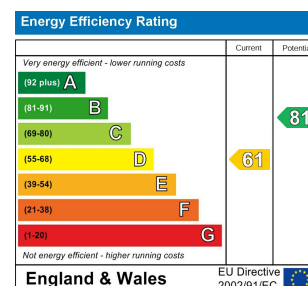
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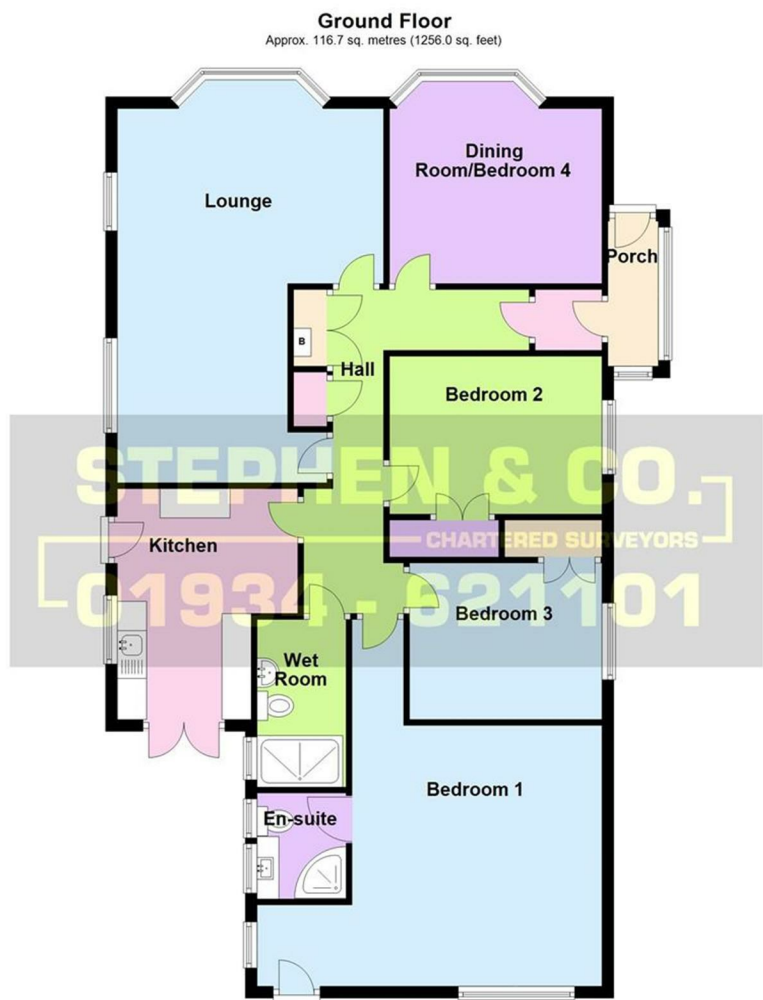
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**Anti-Money Laundering**

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Total area: approx. 116.7 sq. metres (1256.0 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.



