



**38 Uphill Road South, Weston-Super-Mare, BS23 4SQ**

**£240,000**

- Quirky Grade Two Listed Cottage
- Lounge and Dining Hall
- Uphill Village
- Garage and Parking
- Two Double Bedrooms
- In Need of Updating
- Good Sized Garden
- No Chain

# 38 Uphill Road South, Weston-Super-Mare BS23 4SQ

Rachel J Homes is delighted to market this Grade 2 Listed Quirky Cottage located in the popular village of Uphill, close to the Town Centre, Beach and Promenade, Nature Reserve and Boatyard. If you are looking for a home that you can update, improve and make your own then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Dining Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Good Sized Garden, Garage and Parking. A great project for someone and there is no onward chain either. Accompanied viewings - CALL NOW to book yours!



EPC  
E

Freehold

Council Tax Band: C



**Entrance**

Wooden entrance door into porch, wood and glass door into:

**Dining Hall**

5.15 x 2.28 (16'10" x 7'5")

Secondary glazing, night storage heater, door to:

**Kitchen**

3.86 x 1.93 (12'7" x 6'3")

UPVC double glazed window to side and rear, range of wall base units with work surface over, gas hob, eye level electric oven, space for washing machine and fridge freezer.

**Lounge**

4.42 x 3.58 (14'6" x 11'8")

Secondary glazing, stone built open fireplace with stone hearth, night storage heater, under stairs storage, cupboard housing consumer unit and electric meter.

**Stairs and Landing**

Night storage heater, doors off to all rooms.

**Bedroom One**

5.05 x 2.99 (16'6" x 9'9")

Secondary glazing window to front

**Bedroom Two**

3.145 x 2.44 (10'3" x 8'0")

Secondary glazed window to front, access to loft, internal frosted windows to landing and bathroom.

**Bathroom**

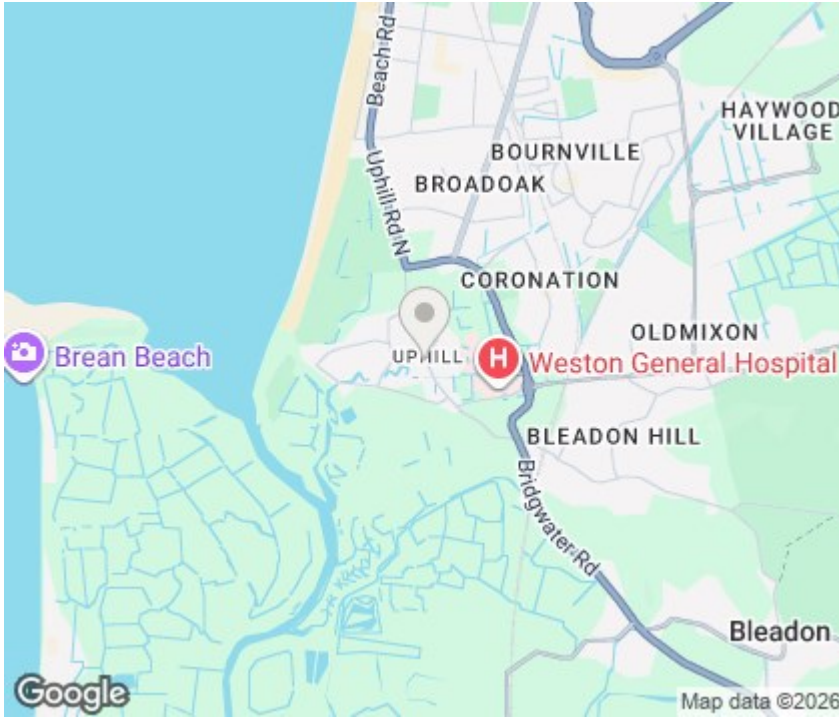
UPVC double glazed window to rear, wash hand basin into vanity unit, panel bath with electric shower over, low-level W/C, fully tiled walls. heated towel rail.

**Garage & Parking**

Situated a short distance from the property, double doors, parking to the front of the garage.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST 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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