



Rachel J Homes

Estate Agents

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THORNBURY ROAD, UPHILL, WESTON SUPER MARE, BS23 4YB



- Well Presented Victorian Terrace House
- Three Bedrooms and Loft Room
- Two Receptions
- Kitchen
- Double Glazed and GCH
- Low Maintenance Rear Garden
- No Chain
- EPC D

£365,000

Rachel J Homes is delighted to market this Well Presented Victorian Terrace House, ideally situated in the popular village of Uphill with easy access to the Beach, Boatyard and Nature Reserve. If you are looking for a good sized home with character then make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen, Three Good Sized Bedrooms, plus versatile Loft Room, Bathroom, Front and Rear Garden. Added benefits include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



Entrance Vestibule

UPVC Double glazed entrance door, wooden flooring, dado rail, wood and glass door into;

Entrance Hall

Radiator, wooden flooring, consumer unit, electric meter, dado rail, doors off, stairs to first floor.

Lounge 14' 2" by 13' 3" (4m 32cm by 4m 3cm)

UPVC Double glazed bay window, coved ceiling, picture rail, open fire set into feature, TV point, wooden flooring.



Dining Room 14' 1" by 13' 1" (4m 29cm by 3m 99cm)

UPVC Double glazed door to rear, coved ceiling, picture rail, wooden flooring, open fire set into feature surround, under stairs storage cupboard, radiator.



Kitchen 14' 10" by 7' 10" (4m 51cm by 2m 39cm)

Upvc Double glazed window to rear, Upvc Double glazed door to side, coved ceiling, range of wall and base units with work surface over and tiled splash back, electric hob, eye level oven, space for washing machine and fridge freezer, cupboard housing Combi boiler, stainless steel sink and drainer mixer tap over, radiator.



Stairs to First Floor Landing

Dado rail, stairs to loft room, doors off.

Bedroom One 11' 3" by 10' 3" (3m 42cm by 3m 12cm)

UPVC Double glazed window to front, coved ceiling, radiator, telephone point.

Bedroom Two 11' 3" by 6' 11" (3m 43cm by 2m 12cm)

UPVC Double glazed window to front, coved ceiling, radiator, storage cupboard.



Bedroom Three 10' 4" by 8' 6" (3m 16cm by 2m 60cm)

UPVC Double glazed window to rear, coved ceiling, dado rail, radiator.

Bathroom 8' 4" by 7' 5" (2m 55cm by 2m 25cm)

UPVC Double glazed window to rear, low level W/C, pedestal hand basin, panel bath, corner shower cubicle with hot water mixer shower, part tiled walls, heated towel rail, storage cupboard.

Stairs to Loft Room

Two dual aspect Velux windows with views to uphill church, radiator, eaves storage.

Rear Garden

Enclosed by wall and fencing, laid to lawn with patio areas, gate giving access to front of property via a lane at the rear.

Front Garden

Enclosed by wall, laid to paving.

Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

Additional Information

Freehold Property

Council Tax Band D. Approx £2086.19 per Annum



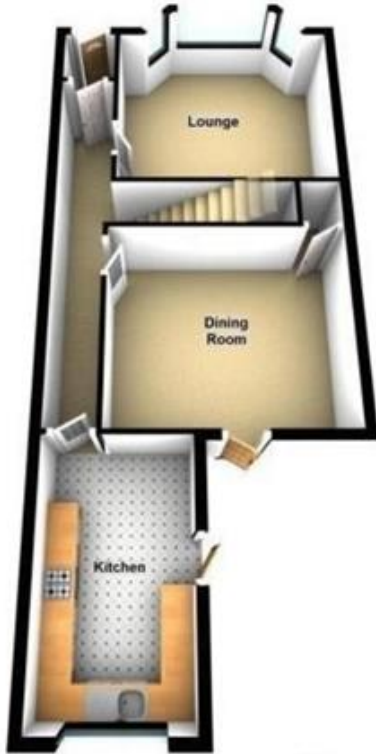




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Second Floor

Approx. 23.4 sq. metres (251.5 sq. feet)



Total area: approx. 123.6 sq. metres (1329.9 sq. feet)