

**Rhyne Terrace, Uphill, Weston-Super-Mare, Somerset.
BS23 4XN**

**Offers in Region of £350,000 Freehold
FOR SALE**



PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to market this spacious three bedroom Victorian end of terrace house set towards the end of a private road in the highly sought after village of Uphill, and within a few minutes level walk you have the beach, boatyard, cafe, restaurant, 2 public houses, convenience store, school, golf course and many more areas of outstanding beauty to enjoy.

The accommodation offers light and flexible space that comprise spacious entrance hall, box bay fronted lounge opening to a separate dining room, kitchen, useful understairs utility/cloakroom and upstairs off the spacious first floor landing there are two good size bedrooms with the primary benefitting from an en-suite shower room, study/dressing room and modern family bathroom.

On the second floor a good size double room enjoying fabulous views towards the famous Church on the hill of St Nicholas.

Outside to the front a lovely sunny garden with driveway for at least two vehicles and to the rear a small courtyard style area.

In summary, property within the desirable village of Uphill, are sure to attract much attention & we recommend an early viewing in order to fully appreciate all there is to offer. Call House Fox Estate Agents today to book your viewing - 01934 314242.

FEATURES

- Victorian End of Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Spacious & Flexible Living Accommodation
- Secluded Location within Private Lane
- Sought after Village
- Short Level Walk to Beach & Countryside Walks
- Freehold Property
- Council Tax - Band C
- EPC - D



ROOM DESCRIPTIONS

Hall

Upvc front door with twin obscure side panels, mat well, wood laminate flooring, stairs rising to first floor, useful storage cupboard.

Lounge

Front aspect box bay window with views to the church. Feature wood surround fireplace with tiled inserts & granite style hearth. Dado rail.
Arch to:

Dining Room

Upvc double glazed door opening to rear courtyard. Dado & picture rails. Return door to Hall.

Kitchen/Breakfast Room

Comprehensively fitted with a range of base & eye level wood fronted units & cream roll edge worksurface. Space for American fridge/freezer, washing machine & tumble dryer. Integrated ceramic sink & drainer, eye-level double electric oven.
Double glazed window. Space for central table & chairs. Tiled floor & splash-backs, ceiling spotlights. Side aspect double glazed window.

Utility/Cloakroom

Useful dual purpose room housing low level WC & wash hand basin with storage below. Further space for storage/appliance.

Landing

With door to bathroom & further stairs to bedrooms. Further staircase rising to second floor.

Bedroom One

Double glazed window to front aspect enjoying views. Fitted double & single wardrobe. Coving.
Door to en-suite:

En-suite Shower Room

Full width glass sliding door shower cubicle housing mains operated shower, low level WC & feature wash hand basin with storage area. Double glazed window to front aspect. Tiled splash-backs, laminate floor.

Bedroom Two

Rear aspect double glazed window, storage cupboard, coving.

Study

Useful internal room ideal for use as a dressing room or study for WFH. Wood laminate flooring, coving.

Bathroom

Comprising white four piece suite with panel bath featuring central mixer tap, fully tiled glass shower cubicle housing mains operated shower, low level WC & wash hand basin with fitted storage unit. Double glazed window to side aspect. Tiled splash-backs & tie effect flooring. White ladder style radiator. Spotlights, extractor.

Second Floor Attic Room

Velux window to front aspect & double glazed window to rear, range of integral wardrobes. Useful storage alcove. Ample space for a double bed. Spotlights. Eaves storage.

Outside

To the rear a small paved courtyard garden.
The main garden is to the front of the property facing largely south & enjoying stunning views to the church on the hill. Partly laid to lawn with similar size full length paved patio area. Picket fence opening to driveway suitable for parking two vehicles.

Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

