



1 PONDHEAD,
PILL, BS20 0EU

**GOODMAN
& LILLEY**



A GREAT OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED END OF TERRACE HOME SITUATED WITHIN THE POPULAR VILLAGE OF 'PILL'.

The location of this home offers buyers the ideal setting, with rural walks, pubs and various leisure pursuits, great for those seeking an active lifestyle. In brief, the flexible, recently renovated accommodation comprises; entrance hall, living room, kitchen, a double bedroom and shower room to the ground floor, whilst an impressive master bedroom/dressing room/en-suite measuring in excess of 22" long occupies the entirety of the first floor. Externally, the property features a private south facing rear garden and an allocated parking space.

Located at the heart of this popular and friendly Village and being only a 10-minute drive to Clifton and 15 to 20 minutes to Bristol City Centre. The M5 junction 19 is also 5 minutes away and the coastal town of Portishead is again on one's doorstep. The village has a great community spirit with its own annual regatta. There are very good junior and senior schools, a great Health centre and a host of welcoming public houses. The Cricket and Football Clubs and fishing lake are all to be enjoyed. If you're looking for a home to make your own, this really is an opportunity not to be missed.

Goodman & Lilley anticipate a good degree of high interest due to its location and the accommodation on offer. Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

EPC: D

Services: All mains services connected.

Accommodation Comprising;

Entrance Hall

Doors to living/dining room ground floor accommodation, vinyl flooring, Stairs rising to first floor accommodation.

Living / Dining Room

uPVC double glazed French doors opening out to the south-facing rear garden, vinyl flooring, radiator, tv point, television point. Door to:

Kitchen

Fitted with a brand new matching range of high-gloss white front base, drawer and eye-level units with and worktop space over, fitted electric power assisted fan oven, four-ring gas hob with extractor hood above, stainless steel circular sink with single drainer, uPVC double glazed window overlooking the garden.

Master Bedroom

uPVC double glazed window to front aspect, vinyl flooring, radiator, open to:

Dressing Room / En-suite

Low level wc, wash hand basin, vinyl flooring, two velux windows to rear aspect, door into eaves storage.

Bedroom Two

uPVC double glazed window to front aspect, fitted wardrobes, vinyl flooring, radiator.

Family Shower Room

Walk-in double shower enclosure with rain fall shower head and separate wall mounted shower attachment. Low level wc, hand wash basin, extractor fan, recessed spotlights, heated towel rail, vinyl flooring.

Rear Garden

The rear garden enjoys a southerly orientation and is laid to patio and is the ideal space to dine al fresco in the warmer summer months.

Parking

There is an allocated parking space to the rear of the property.

- End Of Terrace House
- Immaculately Presented
- South West Facing Rear Garden
- Viewing Highly Advised
- Popular Pill Village Location
- Two Double Bedrooms
- Central Village Position



£279,950



Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 82.0 sq. metres (882.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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