



24 HEYWOOD TERRACE,  
PILL, BS20 0EA

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**GOODMAN  
& LILLEY**



# A HANDSOME, DOUBLE FRONTED EDWARDIAN SEMI-DETACHED FAMILY HOME PRESENTED PROVIDING A SEAMLESS TRANSITION BETWEEN MODERN DAY CONTEMPORARY FITTINGS AND CLASSICAL PERIOD FEATURES.

Positioned in the heart of the village and within strolling distance to the local Crockerne Primary School, Heywood Doctors Surgery and village shops, it's the ideal purchase for the growing family. Central Bristol is approximately 8 miles away and the trendy Clifton shops and bars even closer. In brief, this characterful light and airy home comprises; entrance hall, cloakroom, living room, study and front to back kitchen / dining room to the ground floor. The first floor boasts three immaculately presented bedrooms and a tasteful family bathroom.

Goodman & Lilley anticipate a good degree of 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: C

Services: All mains services connected.

## Accommodation Comprising:

### Entrance Hall

Secure period entrance door opening to entrance hall, radiator, original tiled terrazzo flooring, original cornice style coving to ceiling, stairs rising to the first floor landing, doors to Kitchen/Dining room, Living room and Cloakroom.

### Cloakroom

Fitted with two piece modern white suite comprising; vanity wash hand basin with cupboard under, mixer tap and tiled splashbacks, low-level WC, extractor fan, radiator, ceramic tiled flooring, uPVC obscure double glazed window to rear.

### Dining Area

Hardwood sash bay window to front, radiator, wooden laminate flooring, electric fireplace set in a marble effect surround with timber mantle over, picture rail, original cornice style coving to ceiling, open plan to:

### Kitchen

Fitted kitchen with a range of white high-gloss units with drawers and worktop space over, inset stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, fitted eye-level electric fan assisted oven, built-in four ring induction hob with extractor hood over, built-in microwave, wooden laminate flooring, original cornice style coving to ceiling, secure uPVC double glazed French doors to garden.

### Living Room

Hardwood sash bay window to front, wall mounted log effect electric fireplace, double radiator, TV point, picture rail, original cornice style coving to ceiling, door to:

### Study

uPVC double glazed window to side.

### First Floor Landing

uPVC window to rear, coving to ceiling, doors to all bedrooms and family bathroom.

### Master Bedroom

Hardwood sash window to front, double radiator, coving to ceiling.

### Bedroom Two

Hardwood sash window to front, feature open grate fireplace with attractive Victorian styled tiled inset and hearth, built-in wardrobes with hanging rail and shelving, radiator.

### Bedroom Three

uPVC double glazed window to rear, radiator, coving to ceiling, loft hatch.

### Family Bathroom

Fitted with a three piece contemporary white suite comprising; deep panelled 'p' shaped bath with hand shower attachment off mixer tap and shower over, glass screen, wash hand basin with mixer tap and cupboards under, low-level WC, no-touch sensor light' and shaver socket integrated, extractor fan, hardwood obscure sash window to front, heated towel rail, ceramic tiled flooring.

### Outside

An easy maintenance and child friendly garden offering a high degree of privacy whilst taking full advantage of the sun throughout the day extends from the rear of the property round to the side and is laid to decking and enclosed by panelled fencing, secure door to external store room.

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- Edwardian Semi-Detached Family Home
  - Two Reception Rooms
  - Popular Village Location
  - Superb Transport Links To J19 (M5)
  - Three Bedrooms
  - Period Features & Charm
  - Approaching 1100 SQ FT
  - No Onward Chain



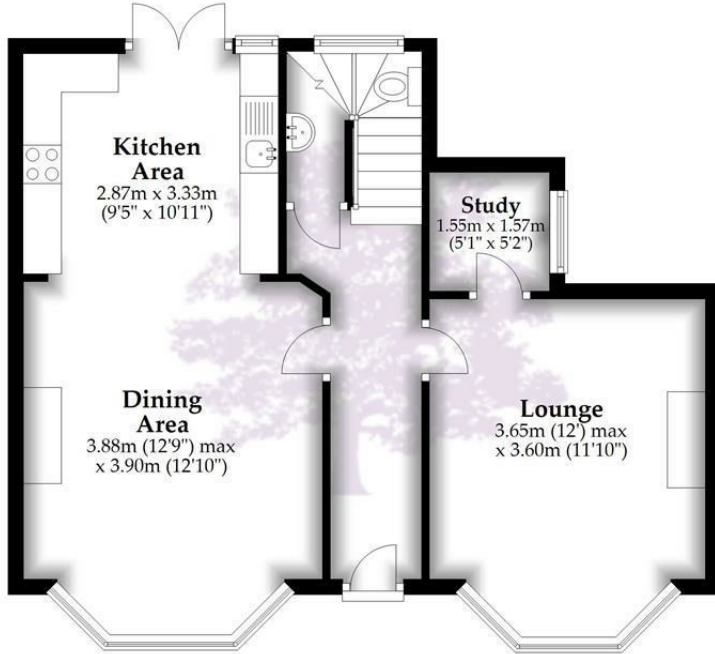
GUIDE PRICE £400,000





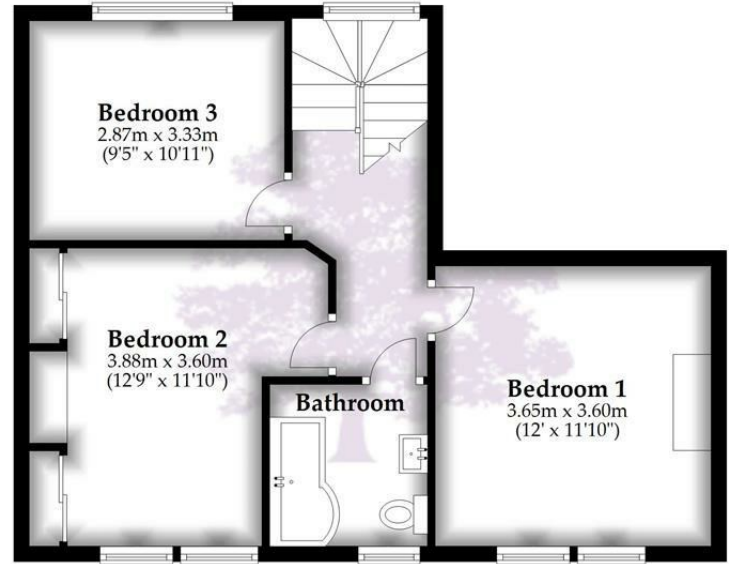
## Ground Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



## First Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 101.8 sq. metres (1096.3 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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