



6 MARINERS WAY,  
PILL, BS20 0BD

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**GOODMAN  
& LILLEY**



# A THREE BEDROOM END OF TERRACE FAMILY HOME IN NEED OF MODERNISATION WITHIN THE POPULAR VILLAGE LOCATION OF PILL.

The property offers huge potential for its next occupants to create a comfortable family home to enjoy for years to come. In brief, the bright and airy accommodation comprises; entrance hall, living, kitchen/breakfast room and conservatory to the ground floor. To the first floor are three bedrooms and a shower room. Externally, the property benefits from a sunny aspect rear garden, laid to lawn with a generous patio. A driveway adjacent to the property provides off-street parking.

Set in the heart of the village within strolling distance to the local Crockerne Primary School and village shops, it's the ideal purchase for the growing family. It is within easy access of motorways and central Bristol is approximately eight miles away. The trendy Clifton shops and bars even closer.

With a shortage of properties available in the village and homes selling fast, Goodman & Lilley anticipate a good degree of interest, call one of our property professionals to arrange your appointment to view.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Gas, Electric, Water, Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

## Accommodation Comprising:

### Entrance Hall

Secure double glazed front door and window combination opening to the entrance hall, radiator, stairs rising to the first floor landing, doors opening to principle rooms.

### Living Room

uPVC double glazed window to the front aspect, radiator, electric fire with surround, TV point.

### Kitchen/Breakfast Room

Fitted with a range of wall, base and drawer units with roll-top worksurfaces over, inset stainless steel sink and drainer unit, space for freestanding gas cooker, extractor hood, uPVC double glazed windows to the rear aspect, secure courtesy door to the conservatory, ceramic tiled flooring, radiator.

### Conservatory

The conservatory is constructed of a brick base with uPVC double glazed windows and French doors under a heat reflective polycarbonate roof.

### First Floor Landing

Access to roof space via loft hatch, airing cupboard, doors opening to the first floor accommodation.

### Master Bedroom

uPVC double glazed window to the front aspect, radiator, linen cupboard, built-in wardrobes.

### Bedroom Two

uPVC double glazed window to the rear aspect, radiator.

### Bedroom Three

uPVC double glazed window to the front aspect, radiator.

### Shower Room

Fitted with three piece white suite comprising; low-level WC, pedestal wash hand basin, shower cubicle with fitted electric shower, radiator, uPVC obscured double glazed window to the rear aspect.

### Outside

The rear garden is laid predominantly to a level lawn with a patio area accessed from the conservatory providing the ideal space to sit back and enjoy the aspect whilst dining al fresco in the warmer summer months.

### Driveway

The property benefits from having a gated driveway to the side of the property providing off-road parking

- End Of Terrace Family Home
- Kitchen/Breakfast Room
- Popular Village Location
- Sunny Aspect Rear Garden
- Three Bedrooms
- Conservatory
- Driveway
- Viewing Highly Advised

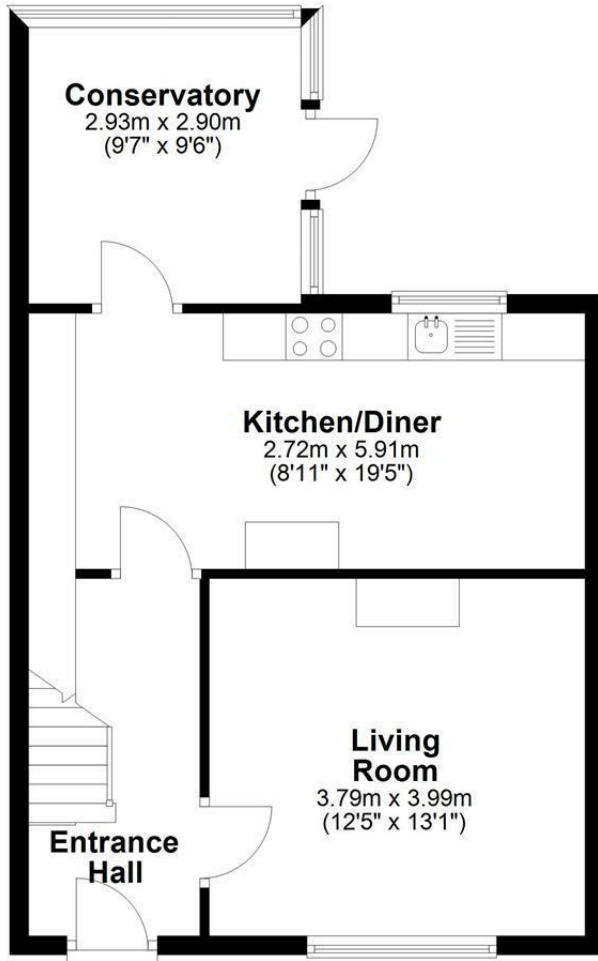


GUIDE PRICE £280,000



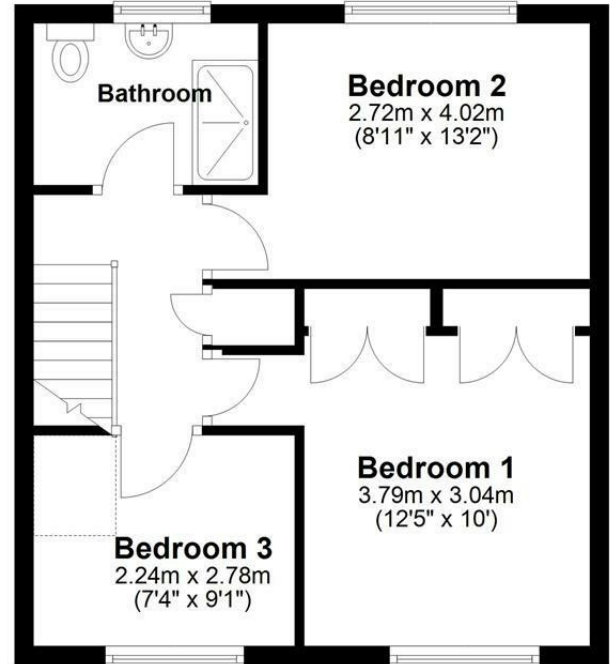
## Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 sq. feet)

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