



9 OVERHILL,
PILL, BS20 0JZ

GOODMAN
& LILLEY



A BEAUTIFULLY PRESENTED THREE-BEDROOM END-OF-TERRACE HOME, QUIETLY POSITIONED AT THE HEAD OF A PEACEFUL CUL-DE-SAC AND ENJOYING AN ENVIABLE CORNER PLOT.

This thoughtfully improved property offers spacious interiors, modern finishes, and an impressive garden, making it an ideal home for families, first-time buyers, or those seeking a well-located, low-maintenance property.

As you approach, the property occupies a generous corner position, giving a feeling of space and privacy rarely found in homes of this type. On entering, you are welcomed into a bright entrance hall, offering access to both the kitchen and living room, with stairs rising gracefully to the first-floor landing. This central area sets the tone for the rest of the home, combining practicality with a warm and inviting atmosphere.

The kitchen, positioned to the front elevation, is stylishly fitted with an attractive range of wall, base and drawer units. A modern work surface houses the 5-ring induction hob with contemporary extractor hood, complemented by tessellated tiled splashbacks that add an eye-catching design element. The kitchen further boasts an inset sink and drainer, integrated dishwasher and fridge/freezer, plumbing for a washing machine, a concealed boiler, and desirable finishing touches such as under-pelmet and plinth lighting, creating an ambient workspace at all times of day.

The spacious living room sits to the rear of the property and offers a welcoming, homely environment. Features include an exposed brick chimney breast adding character and warmth, recessed ceiling spotlights, and a uPVC double-glazed door and window combination that floods the room with natural light while providing seamless access to the rear garden. The arrangement of the room offers versatile space for both relaxation and dining.

On the first floor, the property continues to impress. The landing leads to three well-proportioned double bedrooms, a rare and desirable feature that adds significantly to the home's appeal. Each room offers flexibility for sleeping, home working, or additional storage. The modern shower room completes the first floor, fitted with quality sanitaryware and designed for comfort and convenience.

Outside

Outside, the property boasts a larger-than-average rear garden, predominantly laid to lawn and offering excellent privacy. A covered patio area creates the perfect spot for entertaining or enjoying sheltered outdoor relaxation. Because of the home's corner plot position, the garden extends further to the side where an additional sheltered area—covered by a timber and corrugated plastic roof—currently provides a useful workspace or additional seating area. This versatile space also presents exciting potential for future extension or development (subject to necessary permissions), giving buyers the opportunity to enhance the property to suit their needs. The property benefits from a shared driveway, providing access to a garage and additional parking, along with a gated side entrance offering convenient access to the garden.

Location

Pill is a vibrant and well-connected village situated along the banks of the River Avon, offering an appealing blend of community charm and practical convenience. Its location makes it especially popular with commuters, families, and anyone seeking a quieter lifestyle with excellent access to Bristol and the motorway network. The village benefits from a strong range of local amenities, including independent shops, cafés, a pharmacy, convenience stores, several well-regarded pubs, and a choice of primary schools. Pill also has a real community spirit, with local clubs, sports facilities, and regular village events that contribute to its welcoming atmosphere.

One of the most exciting developments for the area is the incoming Portishead–Bristol rail line, which will include a station nearby. Once operational, it will provide a fast and efficient link directly into Bristol Temple Meads, significantly improving public transport options and further boosting the area's appeal. Pill is also ideally positioned for road access, with Junction 19 of the M5 just a short drive away. This makes travel to Bristol, the Southwest, the Midlands, and further afield exceptionally straightforward. Bristol city centre is also easily reached via the A369, offering quick access to Clifton, the harbourside, and the wider city.

Council Tax Band: C (North Somerset Council)

Tenure: Freehold

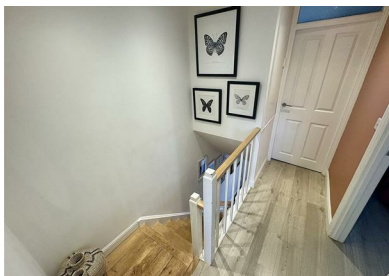
Local Authority: North Somerset Council

Services: Mains electricity & Gas, Mains Water, Mains drainage, Broadband available in the area, Good mobile network coverage (varies by provider)

- End Terrace Family Home
 - Quiet Cul-De-Sac Corner Position
 - Larger-Than-Average Private Rear Garden
 - Well-Presented Home Throughout
- Three Bedrooms
 - Modern Kitchen
 - Versatile Side Extension Potential
 - Popular Village Location

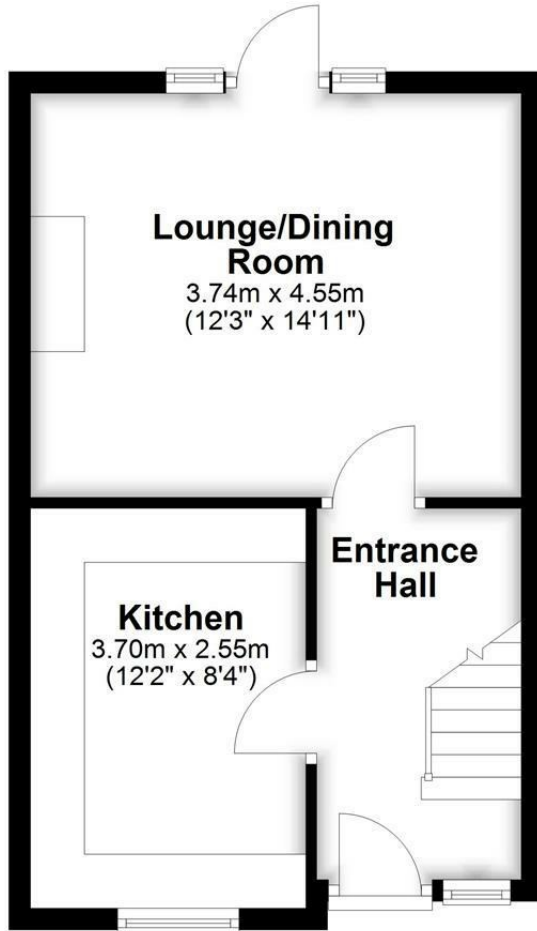


£329,950



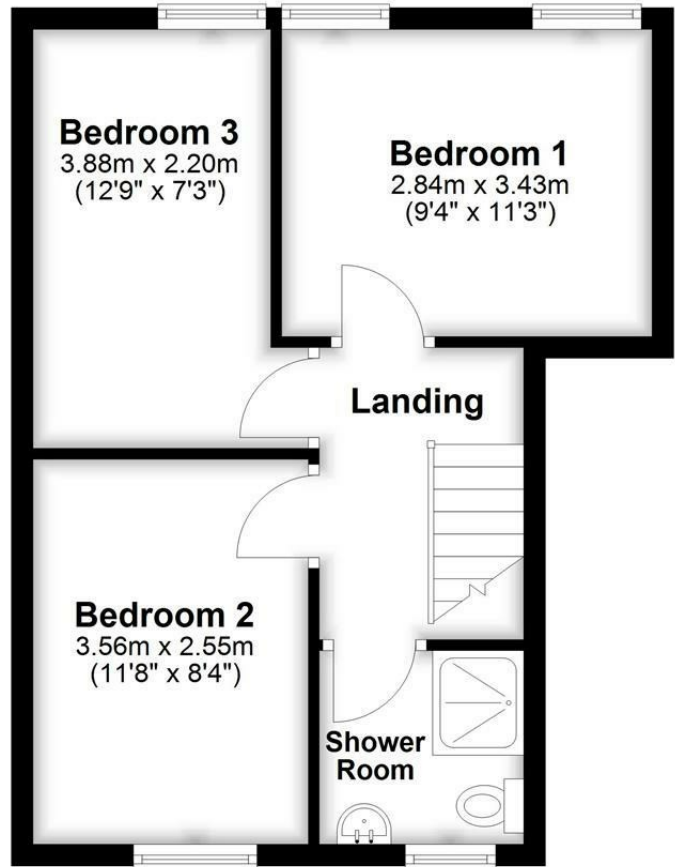
Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Total area: approx. 71.4 sq. metres (768.9 sq. feet)

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