



14 AVON ROAD,  
, BS20 0BB

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**GOODMAN  
& LILLEY**



## SITUATED IN THE HEART OF PILL, THIS THREE-BEDROOM TERRACED HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A WELL-LOCATED PROPERTY WITH GREAT POTENTIAL.

The accommodation is thoughtfully arranged over two floors, offering a practical and well-balanced layout. The ground floor comprises a comfortable living room, a spacious kitchen/dining area, a family bathroom, and a useful utility/lean-to space. To the first floor, there are three bedrooms, including a principal bedroom which benefits from its own ensuite WC.

Upon entering the property, you are welcomed into an entrance hall, providing access to the principal ground floor rooms. To the right, the living room is a generously sized space positioned at the front of the property, enjoying attractive views across open fields and towards the River Avon.

The ground floor accommodation flows seamlessly from the living room into the kitchen/dining room, a well-proportioned and versatile space. One end comfortably accommodates a dining table, ideal for family meals and entertaining, while the other is fitted with a well-appointed kitchen. This features a range of pale grey wall and base units, complemented by darker grey marble-effect worktops. Integrated appliances include an oven and hob, along with space for a freestanding fridge/freezer.

From the kitchen, there is access to both the family bathroom and the lean-to/utility room. The bathroom is fitted with a suite comprising a bath with shower over, usable with either electric or gas mains, wash basin, and WC, providing a practical and well-appointed space. The utility area provides plumbing for a washing machine and offers direct access out to the garden, adding further convenience and practicality to the home.

Ascending to the first floor, the property offers three well-proportioned bedrooms. Bedrooms two and three are positioned to the rear, enjoying pleasant views over the garden, while the master bedroom benefits from outlooks towards the surrounding fields and the River Avon.

The principal bedroom is a spacious double room, offering ample space for freestanding furniture and further enhanced by the addition of a private ensuite WC. Bedroom two is another generously sized double room, ideal for family or guests, while bedroom three provides a versatile space, suitable as a well-sized single bedroom or an ideal study, depending on requirements.

### Garden

The property also benefits from a fully enclosed rear garden, recently enhanced with decking, creating an attractive and low-maintenance outdoor space ideal for relaxing and entertaining.

### Driveway

The property benefits from a driveway providing ample off-road parking for two vehicles, with further potential to extend into the front garden to create additional parking, subject to the necessary consents.

### Location

Located on Avon Road in the heart of Pill, this property benefits from a convenient setting, just moments from local amenities such as a Spar, Co-Op, and a range of well-regarded pubs. For more extensive shopping and leisure options, Portishead is only a short drive away, offering larger supermarkets and a broader selection of facilities.

In addition, preliminary work has commenced on the reopening of the Portishead Line, alongside the development of a new train station in Pill, just a short walk from the property. Expected to open in 2028, this will provide a direct rail connection to Portishead and onward to Temple Meads.

### Agent Notes

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

Council Tax Band: B

EPC: TBC

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

- Mid-Terrace Family Home
- Approx. 909 Sq.Ft
- Separate Utility Room
- Front Garden with Parking
- Three Bedrooms
- Kitchen/Dining Room
- Recently Decked Rear Garden
- Popular Village Location

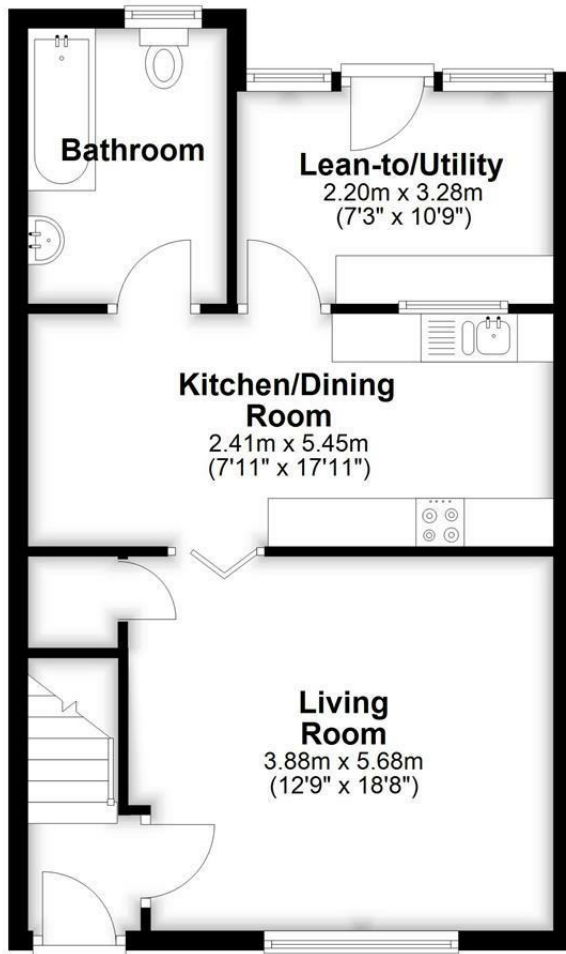


GUIDE PRICE £299,950



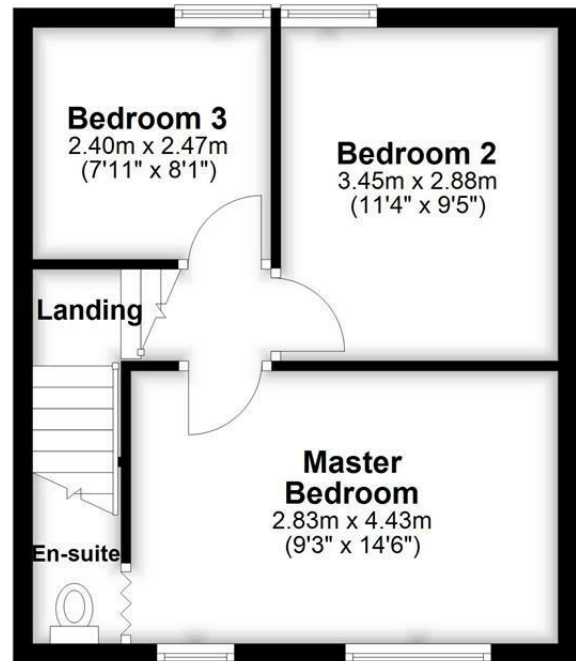
## Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)

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