



9 HEYWOOD TERRACE,
PILL, BS20 0EA

GOODMAN
& LILLEY







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GUIDE PRICE
£325,000

A deceptively spacious end of terrace character home in the heart of Pill. Well presented throughout this charming property has retained a lot of its character and offers great accommodation. With local amenities on the door step and great transport links into central Bristol, this property is one not to be missed.

Nestled in the charming Heywood Terrace in Pill, this end terrace character property is a true gem waiting to be discovered. Boasting two large double bedrooms, this house offers ample space for comfortable living. The light-filled lounge, complete with a bay window, creates a warm and inviting atmosphere perfect for relaxation or entertaining guests. With the convenience of two bathrooms, morning routines will be a breeze for the new owners.

The property's location offers great transport links into central Bristol, making commuting a stress-free experience. Whether you're looking for a peaceful retreat from the city or easy access to urban amenities, this house provides the best of both worlds. Don't miss the opportunity to make this charming end terrace property your new home sweet home.

Accommodation comprising;

Sellers comments

'We've loved living in Bay Tree Cottage. It's a beautiful house packed full of character and charm. We'll miss everything from the large diner where we've enjoyed hosting for our family and friends, to the very big bedrooms and the ensuite! Also cooking in the country style kitchen, sitting out on the sunny decking area in the summer and relaxing in the cosy living room, particularly in the winter months with our Christmas tree in the bay window.

We live on a welcoming road with lovely

neighbours. We settled very quickly into Pill - it has a really friendly village community, whilst still very close to Bristol and the M5. The house is within easy walking distance of the local shops, GP, local schools, pubs, cycle paths and the many green spaces around the village.

We've made some wonderful memories at Bay Tree Cottage, it's been a fantastic home and we're sure the next owner will enjoy living here just as much as we have.'

Entrance

A light filled entrance with character glazed door and exposed floorboards. Door to the living room and bedroom, stairs rise to the first floor.

Living room

A beautiful bay fronted lounge filled with character. Exposed floorboards and an gas original style fireplace gives a real sense of warmth.

Dining room

A warm and cosy dining/living area with double doors onto the rear garden and window to the side aspect filling the room with natural light. Stone flooring and an opening into the kitchen.

Kitchen

country style kitchen with shaker style wall and base units and wooden worktops. Inset ceramic sink, electric oven with hob over and extractor hood, integrated dishwasher and space for a fridge freezer. Door to the downstairs shower room, window and glazed door overlooking and leading onto the garden.

Downstairs shower room

A three piece suite comprising low level WC, pedestal sink and shower. Fully tiled walls and flooring and a window to the side aspect.

First floor landing

Window to the side aspect and doors to both bedrooms.

Bedroom One

A exceptional main bedroom with a built in wardrobe, window overlooking the rear garden and door into the en-suite.

En-suite

A character style bathroom fitted with three piece suite comprising; Panel bath with shower over and glass screen, low level WC and pedestal sink. Window to the side aspect and heated towel rail.

Bedroom Two

A large double bedroom with built in storage cupboard and window to the front aspect.

Garden

the rear garden is split over two levels and consists of a patio area, ideal for alfresco dining and stairs leading to a raised deck enjoying afternoon sun and large lawn area. A gate provides side access.



- End of terrace
- Two exceptionally large double bedrooms
- Close to local amenities
- Filled with character
- Two reception rooms
- Great condition throughout
- Bay fronted
- Great transport links to central Bristol
- Two bathrooms



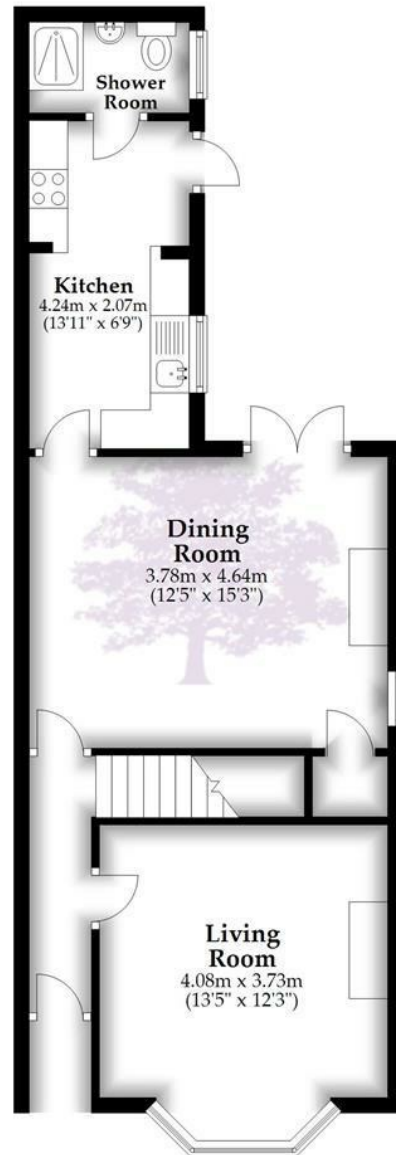


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Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.5 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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