

Pill Street Pill BS20 0EL

£235,000

marktempler

RESIDENTIAL SALES



Nestled in the heart of Pill, this charming semi-detached cottage offers character, convenience, and great potential. Ideally situated within walking distance of local amenities including the Co-Op, Cohens Pharmacy, and a selection of traditional pubs, it also boasts excellent commuter links — just a 15-minute drive from Bristol city centre, Ashton Court, and Leigh Woods.

The cottage features a cosy sitting room at the front, complete with original floorboards and an attractive fireplace that adds warmth and character. A traditional kitchen sits to the rear, leading out to a small, enclosed courtyard — perfect for a morning coffee or some potted plants. The property benefits from double glazing throughout, gas central heating, and a modern shower room. Upstairs, you'll find two generously sized double bedrooms, offering comfortable living space for couples, small families, or professionals.

While the property is well-maintained, it would benefit from some updating, giving the new owner an exciting opportunity to personalise to their own style. Ample on-street parking is available on side streets close by, making this an ideal home in a central and well-connected location.



Property Type

House - Semi-Detached



How Big

620.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

On Street



Outside

Courtyard



EPC Rating

D



Council Tax Band

B



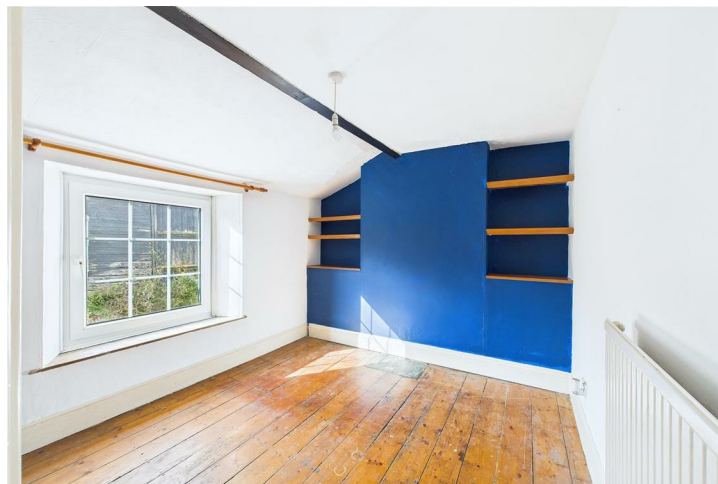
Construction

Standard



Tenure

Freehold



## Material Information

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Superfast broadband available with the highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. Mobile coverage is good outdoors and variable in home. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.

## HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal: £225 + VAT** **M C Hullah and Co: £225 + VAT** **Head Projects (Surveyors): 12.5% of net commission** **The Mortgage Centre: 20% of net commission**. All referral fees are included in our marketing costs.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



