



24 CHURCH PATH ROAD,  
PILL, BS20 0EE

---

**GOODMAN  
& LILLEY**



# SITUATED IN A POPULAR ROAD IN THE HEART OF PILL IS THIS DESIRABLE VICTORIAN TERRACED FAMILY HOME BOASTING A WEALTH OF CHARACTER AND CHARM.

The fine home includes a wealth of features including picture rails, bay windows, ceiling roses which are indicative of the period which also complements the living accommodation on offer. In brief comprises; entrance vestibule, entrance hall, open-plan living room & sitting room, cloakroom, stunning kitchen & dining room with access to the rear garden and to the garden room/home office. To the first floor are two double bedrooms and a spacious shower room. The enclosed rear garden is predominantly laid to lawn and patio and is enjoys deep planted flowering shrub and floral borders adding interest. The patio area is accessed from the kitchen/dining room and provides a place to sit back and enjoy the evening summer sun.

Located at the heart of this popular and friendly Village. Only a 10-minute drive to Clifton and 15 to 20 minutes to Bristol City Centre. The M5 junction 19 is also 5 Minutes away and The coastal Town of Portishead is again on one's doorstep. The village has a great community spirit with its own annual regatta. Very good junior and senior Schools, great Health centre and a host of welcoming public houses. The Cricket and Football Clubs and fishing lake are all to be enjoyed. If you're looking for a home to make your own, this really is an opportunity not to be missed.

Accordingly, Goodman & Lilley anticipate a good degree of interest due to the location and the well-presented accommodation on offer. Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Gas, Electric, Water, Mains Drainage

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

## Accommodation Comprising:

### Entrance Vestibule

Secure uPVC front door with decorative leaded glazed windows, original parquet flooring, internal glazed door to:

### Entrance Hall

With quality wood flooring, staircase rising to the first-floor landing, door opening to:

### Living Room

A spacious room, open-plan to the sitting room with feature uPVC double glazed bay window to front aspect with plantation shutters, coal effect gas living flame fireplace set in tiled surround and timber mantle over, double panel radiator, wood flooring, TV & telephone point, period features to include picture rails, coving to ceiling ceiling rose, open-plan to:

### Sitting Room

uPVC double glazed window to rear with plantation shutters, double panel radiator, wood flooring, TV point, period picture rails, ceiling rose, multi-paned door to:

### Kitchen/Dining Room

Fitted with a comprehensive range of shaker style base, drawer and eye-level units with underlighting, finished with marble work surfaces with an inset 1+1/2 bowl polycarbonate sink unit with single drainer, stainless steel swan neck mixer tap, integrated fridge, freezer, slimline dishwasher and washing machine. Fitted eye-level electric fan assisted oven, built-in four ring electric ceramic halogen hob with extractor hood over, built-in microwave, uPVC triple glazed window to rear, vertical radiator, stone effect flooring, recessed ceiling spotlights, secure double glazed door to garden, door to:

### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin with cupboards beneath, mixer tap, tiled splashbacks, stone effect flooring.

### First Floor Landing

With a storage cupboard, access to roof space via loft hatch with fold away fitted loft ladder, doors opening to:

### Master Bedroom

uPVC double glazed bay window to front with plantation shutters, further uPVC double glazed window to the front aspect, chimney recessed shelves, two built-in wardrobes, cupboard, double panel radiator, laminate flooring, TV point.

### Bedroom Two

uPVC double glazed window to rear with plantation shutters, fitted wardrobes, double panel radiator, laminate flooring.

### Shower Room

Fitted with three piece modern white suite comprising; low-level WC, tiled double shower enclosure with fitted shower, vanity wash hand basin set within a comprehensive range of built-in units, tiled splashbacks, heated towel rail, extractor fan, uPVC obscure double glazed window to side, double panel radiator.

### Outside

The enclosed rear garden is predominantly laid to lawn and patio and is enjoys deep planted flowering shrub and floral borders adding interest. The patio area is accessed from the kitchen/dining room and provides a place to sit back and enjoy the evening summer sun. A secure gate provides useful access to Heywood Road.

### Garden Room

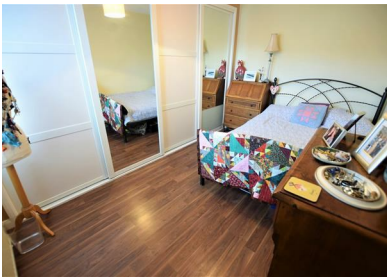
The property is blessed with having use of a fully insulated cedar-clad Garden Room with double glazed French doors and window combinations. Light & power connected and providing another living space to use as you please.

- Victorian Terraced Home
- Quaitly Upstairs Shower Room
- Open-Plan Living & Sitting Room
- Rear Garden & Garden Room
- Popular Village Location
- Two Double Bedrooms
- Kitchen/Dining Room
- Period Features
- Well Presented Throughout



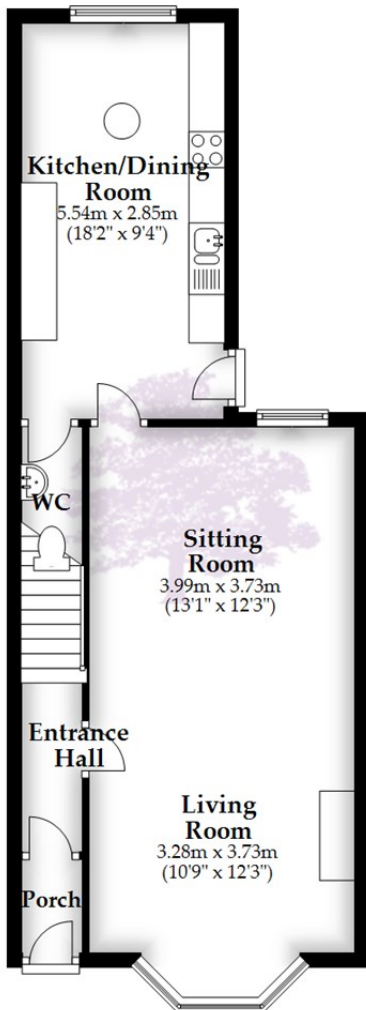
GUIDE PRICE £309,950





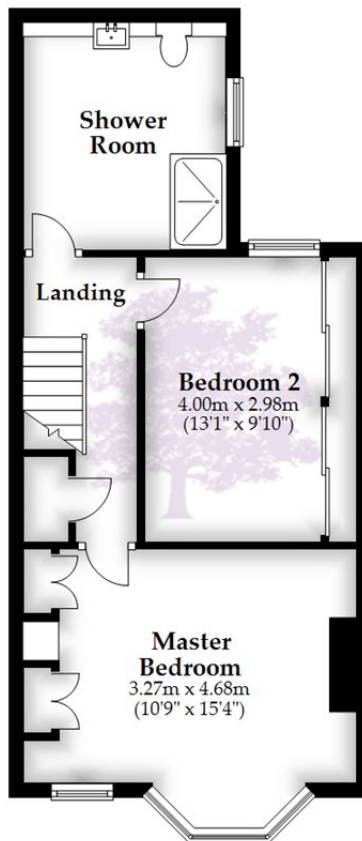
## Ground Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.9 sq. feet)

HENLEAZE - 0117 2130777  
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440  
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.