



8 THE ORCHARDS,  
PILL, BS20 0HZ

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**GOODMAN  
& LILLEY**



THIS WELL-PRESENTED HOME OFFERS BRIGHT, WELL-BALANCED UPPER-FLOOR ACCOMMODATION, THOUGHTFULLY DESIGNED TO MAXIMISE SPACE AND NATURAL LIGHT WHILE PROVIDING COMFORTABLE AND PRACTICAL LIVING FOR A WIDE RANGE OF BUYERS.

Accessed via its own private entrance, this well-presented maisonette apartment enjoys a level of privacy more commonly associated with a house, further enhanced by the rare benefit of a private enclosed garden. The accommodation briefly comprises a secure entrance door with stairs rising to the first-floor landing, two well-proportioned double bedrooms, a refitted bathroom, a generous kitchen and a spacious living/dining room.

Upon entering the property, you are welcomed into a generously proportioned entrance hall with an attractive high ceiling, creating a wonderful sense of space and light. The staircase rises to the first floor, where the principal accommodation is arranged off a central landing, offering a practical and well-balanced layout.

At the top of the stairs, Bedrooms One and Two are positioned side by side. Both are well-proportioned double rooms, benefitting from excellent natural light and providing ample space for freestanding furniture. These rooms offer comfortable and versatile accommodation, ideal for a variety of buyers.

Opposite the bedrooms is the family bathroom, thoughtfully finished with contemporary grey floor and wall tiles, creating a sleek and modern feel. The suite comprises a bath with shower over, wash basin and WC, forming a well-appointed and functional space.

Straight ahead from the landing is the living/dining room, a bright and well-proportioned reception space. The room comfortably accommodates both a relaxing lounge area and a clearly defined dining section, making it ideal for both everyday living and entertaining. Large windows allow natural light to flood the space, enhancing the airy feel, while a natural flow leads through to the kitchen.

The kitchen overlooks the rear garden and is fitted with a range of white base and wall units, providing generous storage and extensive worktop space. Designed with practicality in mind, the layout ensures an efficient workspace while maintaining a light and open atmosphere.

### Garden

The property further benefits from an easterly facing enclosed rear garden. The space offers excellent potential for outdoor dining and entertaining, with room for patio furniture and seasonal planting.

### Parking

The property benefits from an on site private residents communal car park.

### Location

Ideally positioned in the heart of the popular village of Pill, the property is within easy strolling distance of Crockerne Church of England Primary School and the village's local shops and amenities, making it an excellent choice for families and first-time buyers alike. Central Bristol lies approximately eight miles away, while the vibrant shops, cafés, and bars of Clifton are even closer, offering convenient access to city living.

### 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: Leasehold

Service Charge - £1174 per Annum (inclusive of ground rent) - Curo Homes 215 years from 1988 (177 years remaining)

Council Tax Band: B

Services: All mains services connected.

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

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- Maisonette Apartment
  - Enclosed Rear Garden
  - Approx 837 Sq Ft Of Living Accommodation
  - 17'5 x 12'4 Living/Dining Room Overlooking Fields
  - Two Double Bedrooms
  - Private Entrance
  - No Onward Chain
  - Popular Village Location

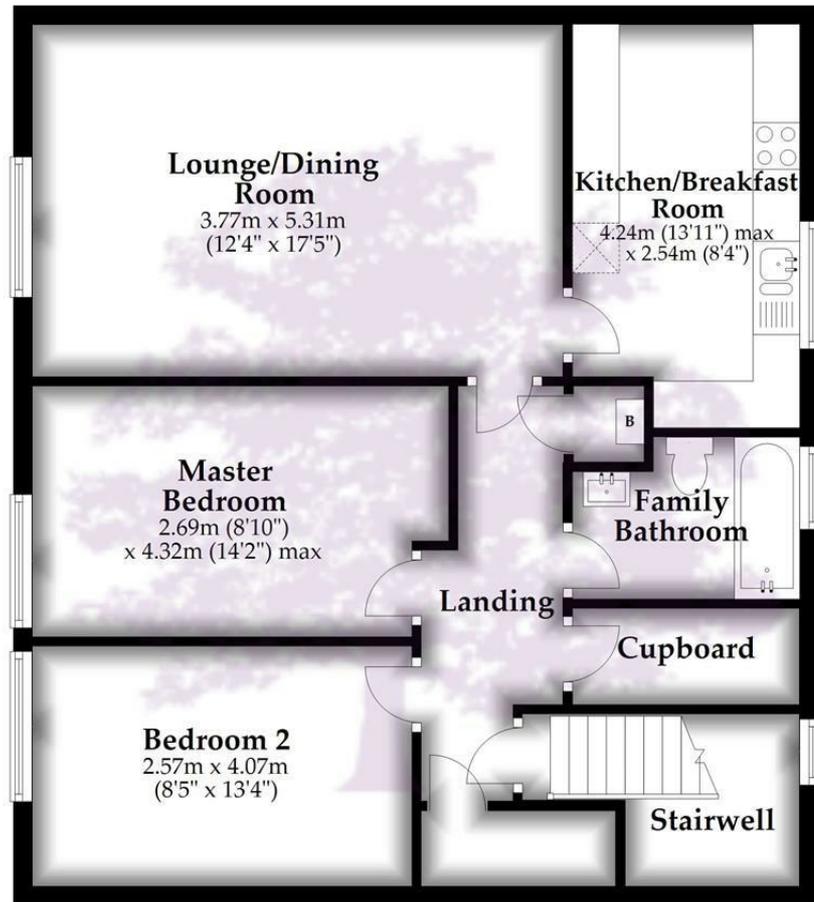
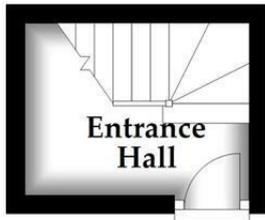


GUIDE PRICE £250,000



# First Floor

## Ground Floor



Total area: approx. 77.8 sq. metres (837.4 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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