



15 St. Georges Hill, Easton-In-Gordano, BS20 0PS
Offers In Excess Of £300,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

15 St. Georges Hill, Easton-In-Gordano, BS20 0PS

A charming cottage set in the heart of Easton-in-Gordano, this property offers an exciting opportunity for complete renovation. Deceptive from the front, the L-shaped building sits on a generous plot with a sizeable rear garden, providing fantastic potential to create a characterful home tailored to your own style and vision.

Set in the heart of Easton-in-Gordano, this deceptively spacious L-shaped cottage represents a full renovation project and an exciting opportunity for buyers seeking a home to completely transform. In need of full modernisation throughout, the property sits on a generous plot with a sizeable rear garden, offering fantastic scope to create a truly individual and characterful home.

The ground floor currently comprises a living room, kitchen/diner, separate dining room, and a useful store room. Upstairs, there are four bedrooms and a family bathroom, providing a solid footprint for a well-proportioned family home.

Available with no onward chain, this is a rare chance to acquire a cottage of this size and character in such a sought-after village location. Easton-in-Gordano is ideally positioned with excellent links into Bristol, making it perfect for commuters as well as those wanting to enjoy village life.

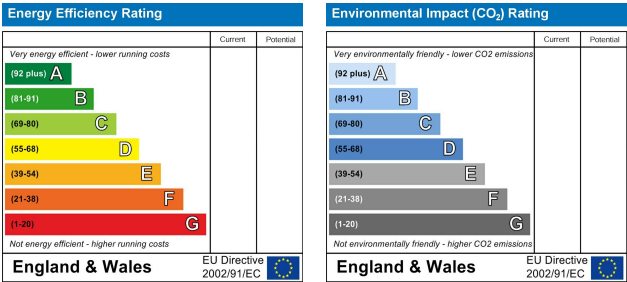
Additional Information

M5 (J19) – 3 miles, M4 (J20) – 11 miles, Bristol Parkway Station – 14 miles, Bristol Temple Meads Station – 10.5 miles, Bristol Airport – 12 miles (distances are approximate)

Tenure: Freehold

Local Authority: North Somerset Council, Tel: 01934 888888

Council Tax Band: B
Services: All mains services connected

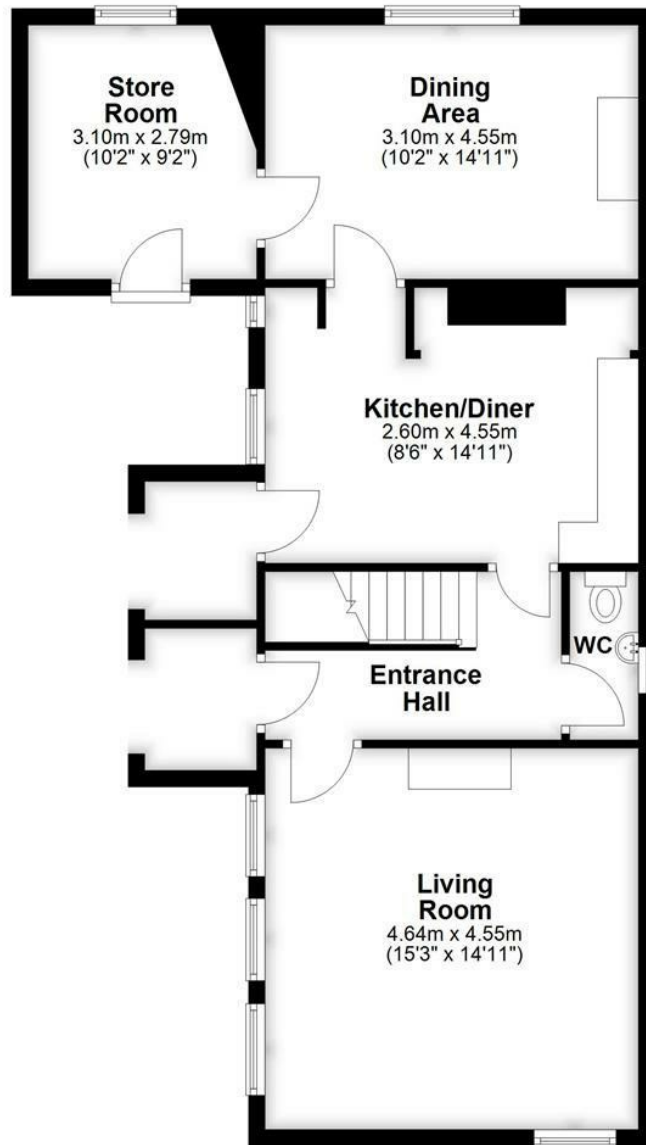


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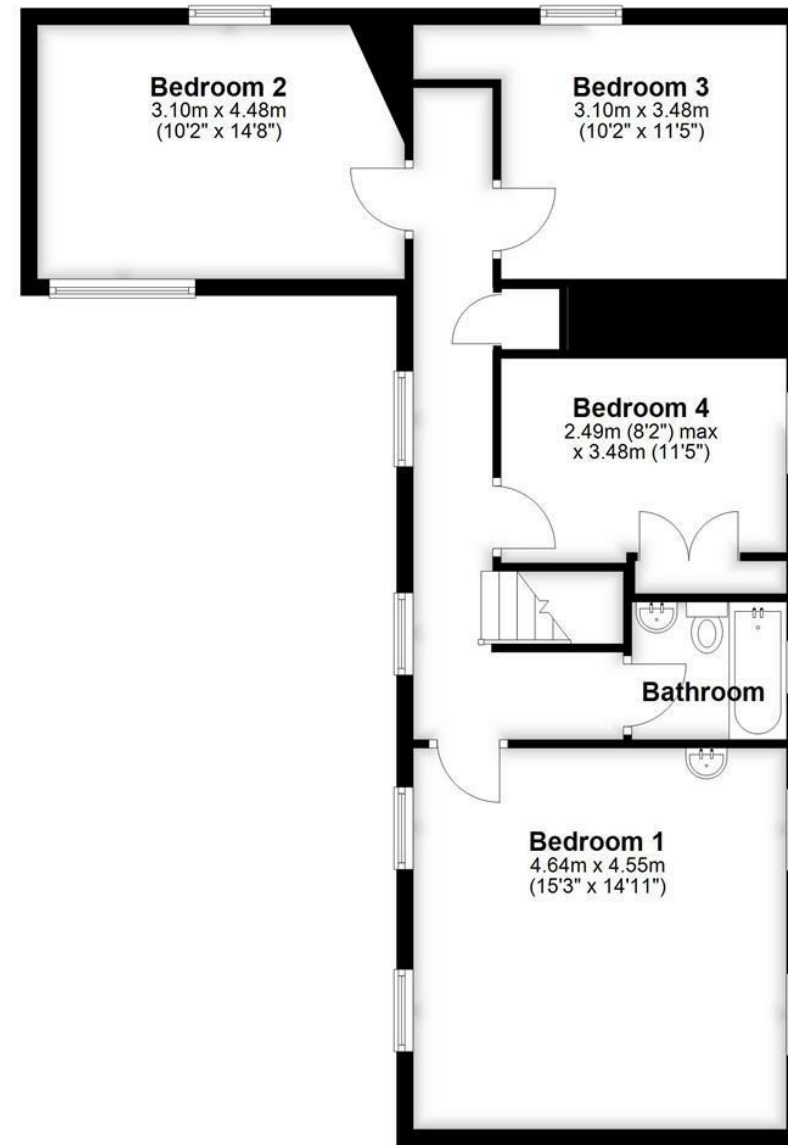
Ground Floor

Approx. 75.3 sq. metres (810.6 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



Total area: approx. 150.7 sq. metres (1622.0 sq. feet)



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 and 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.