12 Church Road,
Easton-In-Gordano, BS20 0PQ

Goodman
& Lilley

A QUAINT AND DECEPTIVELY SPACIOUS TWO BEDROOM CHARACTERFUL COTTAGE BURSTING WITH POTENTIAL LOCATED IN HIGHLY POPULAR VILLAGE LOCATION.

The cottage is positioned within a generous, established gardens and grounds expanding to the rear of the property offering a huge amount of potential to extend into (subject to the necessary planning permissions) to create a family home for many years to come. In brief, the internal footprint of the cottage comprises; living room, dining room, kitchen and family bathroom to the ground floor. The first floor features two double bedrooms and an en-suite shower room. A garage is conveniently located to the rear of the property.

The village of Easton-in-Gordano lies to the west of Bristol's commercial centre and within the popular Gordano Valley. The nearby A369 provides a direct route to the M5 and the fashionable Clifton Village, which offers a variety of bars, boutiques and restaurants. There are excellent primary and secondary schools within Portbury, Portishead and Pill, and Clifton has a number of quality independent schools. For the commuter, Bristol Temple Meads train station has a full schedule of rail services to most cities nationwide and Bristol International Airport, which is approximately 12 miles distant, offers flights to a number of European and some long haul destinations.

Offering further potential and a generous rear garden. Call Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

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: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

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

Accommodation Comprising:

Living Room
Secure front door opening to the living room, uPVC double glazed window to the front aspect, radiator, TV point.

Dining Room
With ample space to position a dining room table and chairs, storage cupboard, stairs rising to the first floor landing, serving hatch to kitchen, open to:

Kitchen
Fitted with a matching range of oak base, drawer and eye-level units with worktop space over, inset stainless steel sink, space for fridge/freezer and dishwasher, plumbing for washing machine, space for freestanding cooker, secure door to the rear garden, skylight window flooding the space with natural light, thumb latched door to inner hall.

Cloakroom
Fitted with a low-level WC.

Bathroom
Fitted with two piece suite comprising; pedestal wash hand basin, deep panelled bath with electric shower over, tiled splash backs, obscured window to the rear aspect.

Bedroom One
A double bedroom with uPVC double glazed window to the rear aspect, radiator, door to:

En-Suite Shower Room
Window to rear, open plan.

Bedroom Two
A double bedroom with uPVC double glazed window to the front aspect, storage cupboard with access to the loft hatch, radiator.

Outside
The rear garden is the crowning feature to the property offering a good-sized family orientated outside space. The established gardens are laid predominantly to lawn with flowering shrub and specimen trees that occupy the borders. The property would benefit from being extended to the rear to increase the internal footprint which would not be detrimental to the garden. (subject to the necessary planning permissions) Gate to the rear of the garden with steps leading down to the garage.

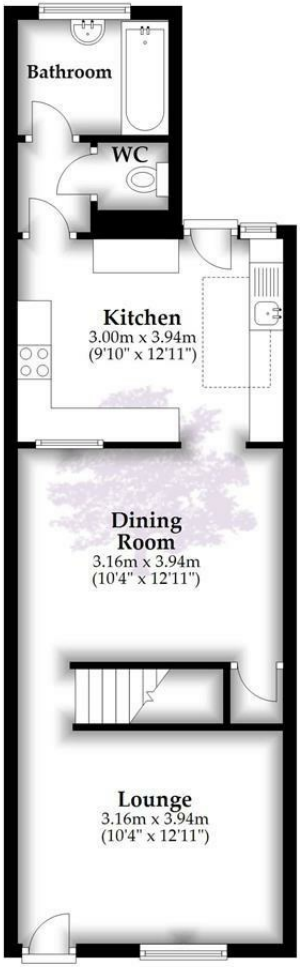
Garage
A garage is located to the rear of the garden, up and over door, light and power, eaves storage space.

- Period Character Cottage
- Two Reception Rooms
- Large Private Rear Garden
- Garage & Parking
- Two Double Bedrooms (En-Suite)
- Bursting With Further Potential
- Family Bathroom
- Popular Village Location

GUIDE PRICE £300,000

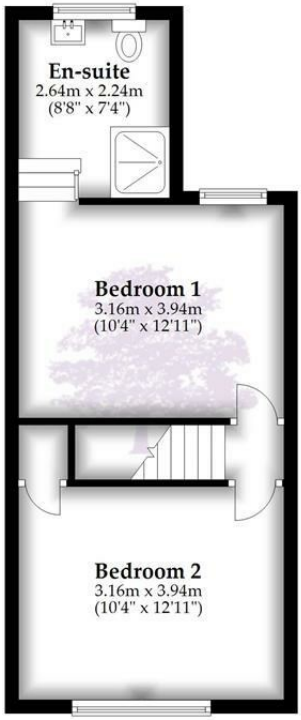
Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 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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