



8 MOUNT PLEASANT,
PILL, BS20 0ES

GOODMAN
& LILLEY



A CHARMING AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM END OF TERRACE PERIOD HOME, IDEALLY POSITIONED IN THE HEART OF PILL.

Upon entering the property via the front door, you are welcomed into the rear of the living room, a cosy yet light-filled space enjoying a sunny aspect. A uPVC double glazed bay window to the front elevation allows natural light to flood the room, complemented by a chimney breast with space for a recessed television and an inset contemporary electric fire, creating a warm and inviting atmosphere.

Moving through the property, you reach the spacious dining room, which offers ample room for a dining table and chairs, making it ideal for both everyday living and entertaining. A uPVC double glazed window overlooks the rear aspect, and a doorway leads through to the kitchen.

The kitchen is fitted with a range of shaker-style wall, base and drawer units with work surfaces over, incorporating a one and a half bowl sink and drainer unit. There is space for a freestanding gas cooker with extractor hood over, and a uPVC double glazed window to the side aspect. A door leads to an inner lobby, where a secure glazed door provides access to the rear garden, along with a further door to a useful utility room offering additional work surface, sink with mixer tap, plumbing for a washing machine, and space for a fridge/freezer.

From the dining room, stairs rise to the first floor landing, which provides access to two well-proportioned double bedrooms, both offering comfortable and versatile accommodation with space for freestanding furniture. The first floor is completed by a stylish, re-fitted bathroom suite, thoughtfully designed and comprising a P-shaped bath with both drench shower and handheld attachment over, a low level WC, and a wash hand basin, all finished to a modern standard.

Outside

Externally, the property benefits from a private and enclosed rear garden, offering a wonderful space for both relaxation and entertaining. Immediately to the rear of the property is a patio area, ideally positioned off the kitchen, making it perfect for outdoor dining and everyday use. A pathway leads up through the garden to a generous lawned area, which is well maintained and bordered by a variety of flowering shrubs and planting, creating an attractive and colourful setting throughout the seasons. The layout provides a good balance of lawn and patio, suitable for families, gardening enthusiasts, or those simply looking to enjoy the outdoors. To the top of the garden, there is a further spacious patio area, offering an additional seating or entertaining space, ideal for enjoying the sun at different times of the day. This area also accommodates a garden shed, providing useful storage for tools and equipment. Overall, the garden is thoughtfully arranged and offers a high degree of privacy, making it a real feature of the property.

Location

Pill is a well-established and highly regarded village nestled along the banks of the River Avon, offering a wonderful blend of community spirit, convenience and semi-rural charm. Its

location makes it particularly desirable, with excellent access to nearby towns and cities while maintaining a peaceful village atmosphere.

Amenities & Lifestyle

The village benefits from a strong selection of day-to-day amenities, including a well-stocked Co-op, post office, a pharmacy, a doctors' surgery, several traditional pubs and an active community centre. Pill also enjoys plenty of green space, riverside walks and access to the beautiful countryside of the Avon Gorge and Leigh Woods, making it a fantastic setting for families and outdoor enthusiasts.

Schools

Pill is well-served by local schooling. Crockerne Church of England Primary School sits at the heart of the village and is popular with local families. For secondary education, St Katherine's School is just a short distance away in Ham Green, offering a wide catchment area and strong transport links. The proximity to Bristol also places a range of highly regarded independent and state schools within easy reach.

Excellent Transport Links

Pill's location is one of its greatest strengths. Junction 19 of the M5 is only a few minutes away, providing quick access to the national motorway network. Portishead is just a short drive, offering additional shops, a marina, restaurants and leisure facilities, while Bristol city centre is easily reached by road in around 15–20 minutes (traffic dependent).

The New Train Line – A Major Advantage

One of the most exciting developments for the village is the long-awaited Portishead–Bristol railway line, with Pill designated as one of the key stations. The return of passenger rail services will significantly enhance connectivity, offering direct routes into Bristol Temple Meads. This is expected to greatly benefit commuters, reduce road congestion and have a positive impact on property values and local businesses. The new transport link is already generating enthusiasm and adding to the village's appeal.

Agents Notes

Tenure: Freehold

Council Tax Band: [Insert Band] – North Somerset Council

Services: Mains gas, electricity, water and drainage

Connectivity: Standard broadband and mobile coverage (buyers to verify)

- Period End Of Terrace
- Two Reception Rooms
- Popular Village Location
- In Excess Of 800 Sq.ft
- Viewing Highly Advised

- Two Double Bedrooms
- Generous Rear Garden
- Refurbished Throughout
- New Roof & Positive Ventilation Unit
- Close To Proposed Train Station

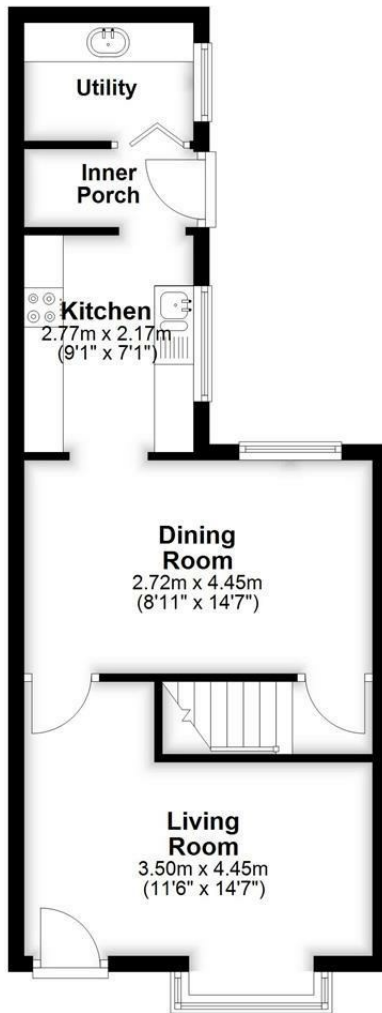


GUIDE PRICE £305,000



Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 74.8 sq. metres (804.9 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.