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PILL, BS20 0HZ

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**GOODMAN  
& LILLEY**



A DELIGHTFUL TWO BEDROOM GROUND FLOOR GARDEN APARTMENT IS A TRUE GEM WAITING TO BE DISCOVERED. BOASTING A SPACIOUS RECEPTION ROOM, A WELL-APPOINTED BATHROOM, AND AMPLE STORAGE BOTH INSIDE AND OUT, THIS PROPERTY OFFERS A COMFORTABLE AND SPACIOUS LIVING SPACE.

One of the standout features of this flat is its prime location opposite open fields, providing a picturesque view and a sense of tranquillity. The outdoor space allows for relaxation or entertaining, making it a perfect spot to unwind after a long day. Parking will never be an issue with a garage and driveway available for up to two vehicles, ensuring convenience for you and your guests. The property also offers plenty of internal and external storage, ideal for keeping your belongings neatly organised.

For those who rely on public transport, the X4 bus stop is conveniently located nearby, offering easy access to both Bristol and Portishead. Additionally, the property is within walking distance to the precinct, where you can find a variety of local amenities for your daily needs. Don't miss out on the opportunity to make this charming flat your new home. With its desirable location, ample storage, and peaceful surroundings, this property is sure to tick all the boxes for a comfortable and convenient lifestyle.

### Useful Information

Tenure:- Leasehold - Ground Rent - £10 PA, Maintenance Charge - Service Charge £800 per Annum - 83 yrs Remaining On The Lease

Council Tax Band - B

All mains services connected

### Accommodation Comprising

#### Entrance Hall

Secure front door opening to entrance hall, storage cupboard, doors to all accommodation.

#### Lounge/Diner

A good sized room, with uPVC double glazed window to front aspect, radiator.

#### Kitchen

Fitted with a range of base, drawer and eye-level units with roll top work surfaces, stainless steel sink with drainer unit, electric fan assisted oven, ceramic hob with extractor hood over, space for washing machine, uPVC double glazed window to rear aspect, uPVC double glazed door opening to the rear garden.

#### Bedroom One

uPVC double glazed window to front aspect, radiator.

#### Bedroom Two

uPVC double glazed window to front aspect, radiator.

#### Family Bathroom

Fitted with a three piece suite comprising; deep panel bath with shower over, hand wash basin, low-level WC, fully tiled, uPVC double glazed window to rear aspect,

#### Outside

The rear garden is a good-size, predominantly laid to patio and stone chippings with a shrubs and plant borders, gated access to the front of the property adjacent to an external storage cupboard,

#### Garage & Driveway

The garage is approached over a driveway for two vehicles. The garage is accessed via an up and over door, power and lighting, rear door leading to garden.

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- Garden Apartment
  - Spacious Living Room
  - Garage & Driveway
  - Generous Rear Garden
  - Two Double Bedrooms
  - Re-Fitted Kitchen
  - Village Location
  - Viewing Highly Advised

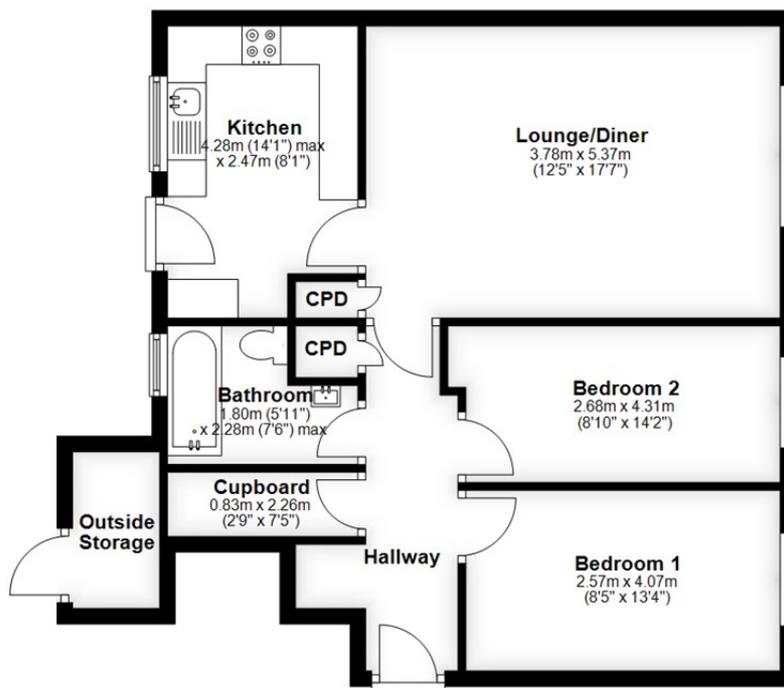


GUIDE PRICE £220,000



## Ground Floor

Approx. 76.8 sq. metres (826.9 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

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