



2 DAVIN CRESCENT,
PILL, BS20 0LD

GOODMAN
& LILLEY



AN OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED FAMILY HOME SITTING WITHIN GENEROUS GARDENS.

Situated in a quiet cul-de-sac, this semi-detached house offers a tranquil environment, away from the hustle and bustle of city life. The large plot provides ample outdoor space for gardening enthusiasts or for children to play freely. One of the standout features of this property is its potential for extension, subject to necessary planning permissions. In need of modernisation, this home presents a fantastic opportunity for those looking to add their personal touch and increase the overall value of the property.

Furthermore, the property is offered with no onward chain, making the buying process smoother and more straightforward for potential buyers. Located in the heart of the popular village of Pill and within strolling distance to the local Crockerne Primary School and village shops, it's the ideal purchase for the growing family. Central Bristol is approximately eight miles away and the trendy Clifton shops and bars even closer.

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

Entrance Porch

Secure glazed sliding doors opening into a spacious entrance hall.

Entrance Hall

Secure part glazed door and window from the porch, doors to the kitchen, lounge/diner, stairs rising to the first floor landing.

Lounge

A large uPVC double glazed window to the front aspect, radiator, chimney breast with gas fireplace, open-plan to the dining room.

Dining Room

uPVC double glazed window to the rear aspect overlooking the garden, radiator, ample space to position a dining room table and chairs.

Kitchen

A range of matching wall and base units with roll top work surfaces over, inset resin sink and drainer unit, built-in oven, four ring gas hob with extractor hood over, space for fridge/freezer and washing machine, uPVC double glazed door and window combination overlooking the garden.

First Floor Landing

uPVC double glazed window to side aspect, doors to the bedrooms and family bathroom, airing cupboard, access to the loft space via a hatch.

Master Bedroom

A large double bedroom with a uPVC double glazed window to the front aspect, radiator, range of wardrobes with sliding mirror fronted doors.

Bedroom Two

A large double bedroom with a uPVC double glazed window to the rear aspect overlooking the rear garden, radiator, airing cupboard housing water tank, built-in wardrobes with mirror fronted sliding doors.

Bedroom Three

Single bedroom with uPVC double glazed window to front aspect, radiator.

Family Bathroom

Fitted with a three piece suite comprising; Low-level WC, pedestal sink, panel bath with shower over and folding glass screen, obscured uPVC double glazed window to the rear aspect.

Outside

Occupying a corner plot, there is a large garden mainly laid to lawn with mature trees, shrubs and borders. Side access to the front of the property, driveway and garage.

- Semi-Detached Family Home
 - In Need Of Modernisation
 - Garage & Driveway
 - Generous Plot
- Three Bedrooms
 - Quiet Cul-De-Cac Location
 - No Onward Chain
 - Good Transport Links to Bristol & M5

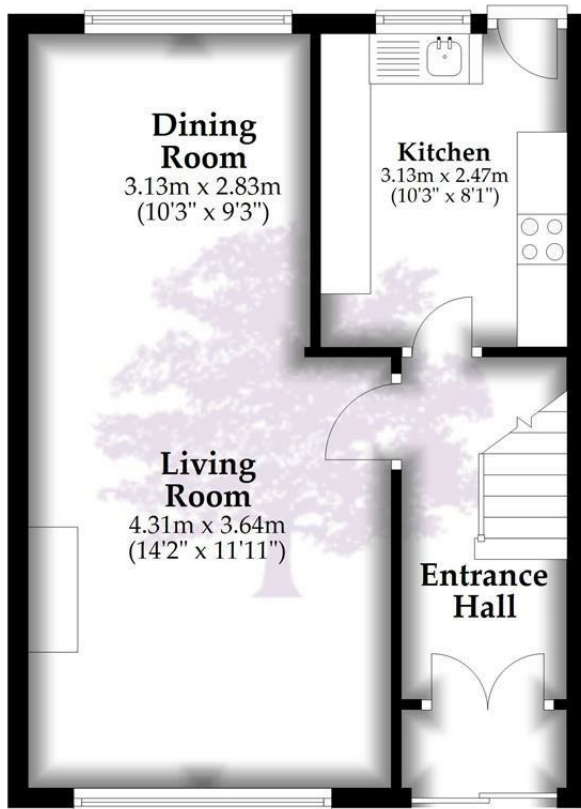


GUIDE PRICE £315,000



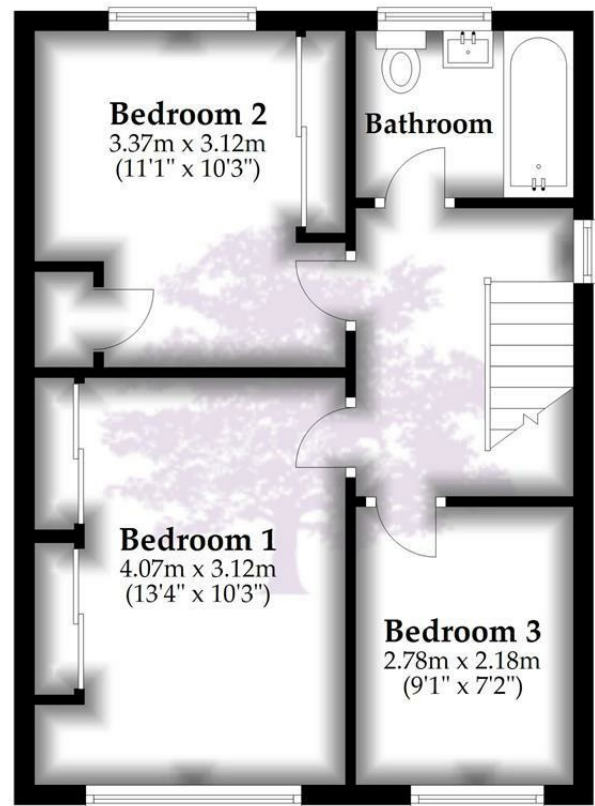
Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 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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