



7 OVERHILL,
PILL, BS20 0JZ

GOODMAN
& LILLEY



THIS THREE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A COMPLETE RENOVATION PROJECT. THE PROPERTY REQUIRES FULL MODERNISATION THROUGHOUT, BUT PRESENTS HUGE POTENTIAL TO CREATE A SPACIOUS AND VERSATILE FAMILY HOME.

As you approach, the property enjoys a generous frontage with a raised pond and well-defined borders, offering scope to create a driveway providing off-road parking for several vehicles (subject to the necessary consents).

Upon entering, you are welcomed into an entrance hall with stairs rising to the first floor. From here, a door opens into a versatile reception room—labelled as a dining room on the floor plan, but equally suitable as a fourth bedroom, home office, or extended kitchen/dining space depending on requirements. The family bathroom, located on the ground floor, is in need of total modernisation.

To the rear of the property, the living room and kitchen overlook the garden, providing the ideal opportunity to knock through and create an open-plan living space if desired. Alternatively, the current layout can be retained for those who prefer distinct living areas. The property offers flexibility to reconfigure the internal layout to suit modern family living.

Upstairs, the first floor features three bedrooms, including a spacious double with a dormer window that provides excellent head height. The landing houses a large airing cupboard, which offers potential to convert into a shower room or en-suite, subject to the necessary approvals.

Externally, the rear garden is generous in size, with an area of hardstanding and a retained wall leading to a raised lawned section. The garden is enclosed and features mature fruit trees towards the rear, offering a lovely outlook and plenty of potential for landscaping.

Location

The sought-after village of Pill is well regarded for its strong sense of community, range of local amenities, and excellent access to nearby Bristol and Portishead. The village offers a selection of shops, pubs, primary schooling, and scenic walks along the River Avon and surrounding countryside. A particularly exciting development for the area is the reopening of the Portishead railway line, which will include a new station at Pill. This will provide direct rail links into Bristol Temple Meads, significantly enhancing transport connections and making the village even more desirable for commuters. The new train service is expected to have a positive impact on local property values and investment potential, further strengthening Pill’s reputation as a well-connected and thriving place to live.

Tenure: Freehold

Council Tax Band: C

Local Authority: North Somerset County Council

EPC Rating: TBC

Services: Mains Water & Drainage & Electric.

Broadband & Mobile Coverage: Services available in the area – buyers are advised to check coverage and speeds with their provider.

- Three-bedroom semi-detached family home requiring complete modernisation throughout – ideal renovation project.
 - Versatile ground-floor reception room – currently shown as a dining room but suitable as a fourth bedroom, study, or extended kitchen/dining space.
 - Located in the popular village of Pill, soon to benefit from the reopening of the Portishead railway line and new Pill station, expected to enhance commuter links to Bristol and increase local property demand.
- Generous frontage with raised pond and borders, offering potential to create a driveway for several vehicles (subject to consent).
 - Large rear garden with hardstanding area, retained wall, and steps leading to an enclosed upper garden featuring mature fruit trees
 - Spacious airing cupboard on the landing, offering potential to convert into a shower room or en-suite

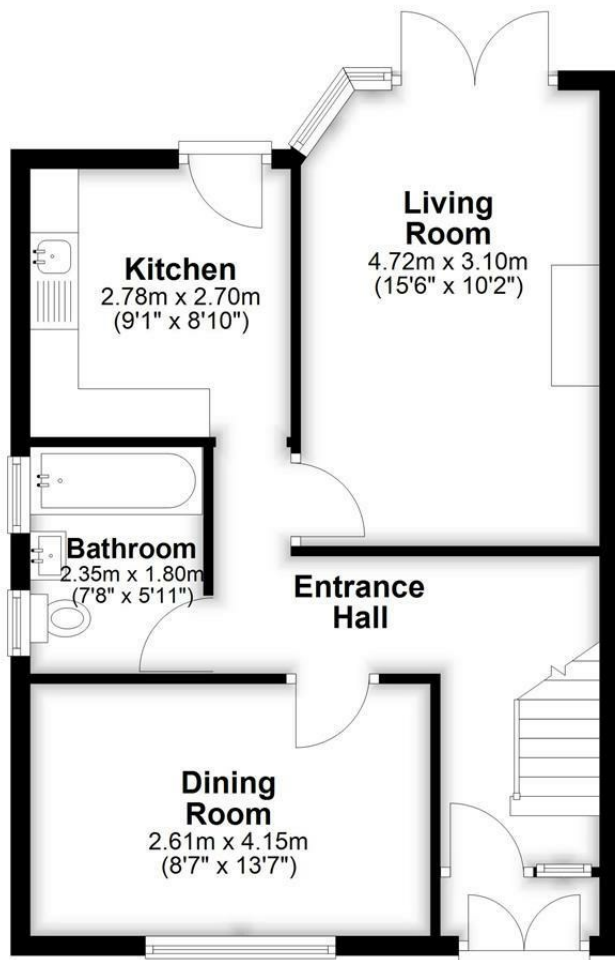


GUIDE PRICE £250,000



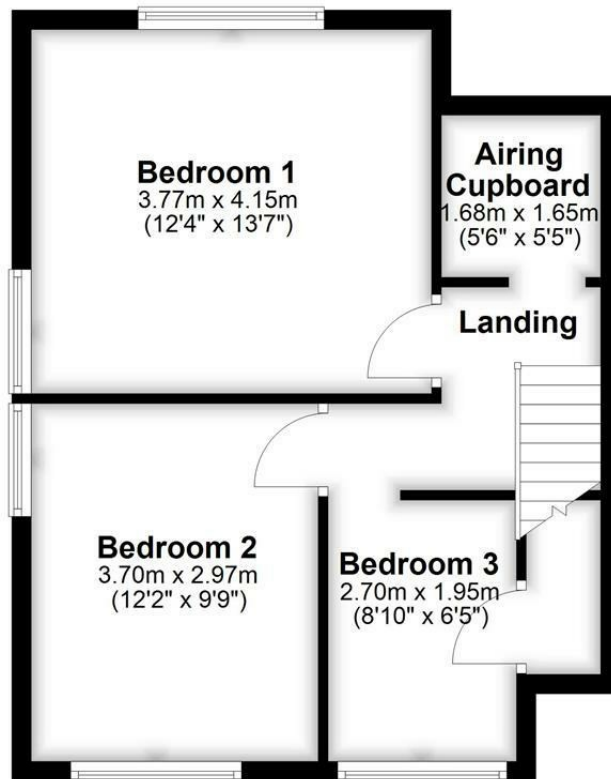
Ground Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 91.5 sq. metres (984.5 sq. feet)

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