

# HUNTERS®

## EXCLUSIVE

Southlands Says Lane, Langford, Bristol, BS40 5DZ

£625,000

Property Images





# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Property Images

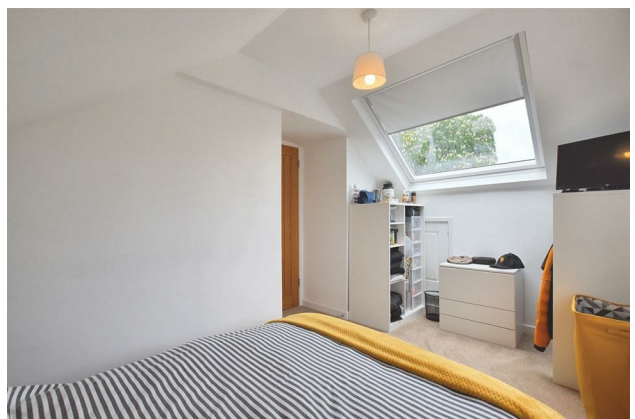




# HUNTERS<sup>®</sup>

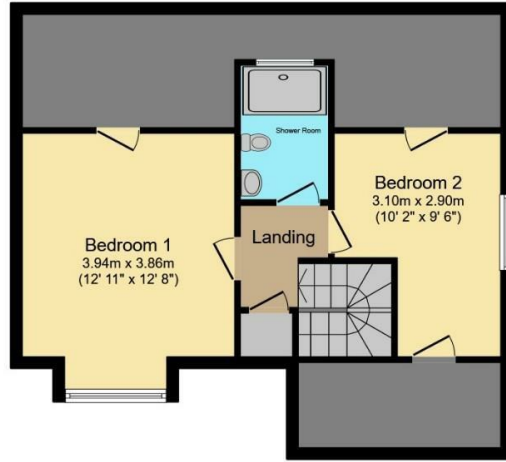
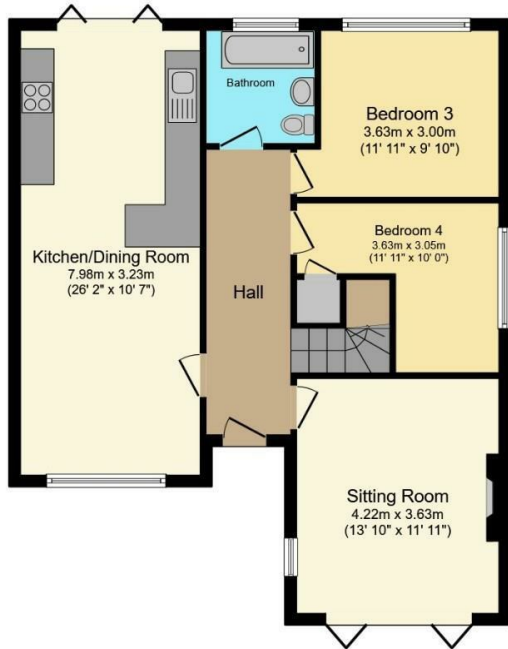
## EXCLUSIVE

### Property Images



# HUNTERS®

## EXCLUSIVE



**TOTAL: 115.1 sq.m. (1,239 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		44	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: Bungalow - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Welcome to "Southlands" a charming four-bedroom detached dormer bungalow nestled in Langford.

Occupying a generous 0.42-acre plot, this impeccably presented residence offers versatile accommodation, perfectly suited for its new occupants.

In summary, the ground floor comprises a spacious kitchen diner, a cozy sitting room, two bedrooms, and a bathroom, while the first floor features two additional bedrooms and a shower room.

Externally, the property boasts an expansive garden, a lengthy driveway providing ample parking space, and the added luxury of a Scandinavian Barbecue Cabin Bar.

This is truly a property that must be seen to fully appreciate its charm and character. Schedule a viewing today to experience it firsthand.

## Features

- Four Bedrooms • Detached Dormer Bungalow • Large Gardens • Garage • Kitchen Diner • Bathroom & Shower Room • Scandinavian Barbecue Cabin with Bar • Private Driveway • Gas Central Heating • Call today to view!