

1 Pudding Pie Lane Langford BS40 5EL

£495,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1463.90 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
E



Generous four double bedroom family home enjoying sizable front and rear gardens with no onward chain – 1 Pudding Pie Lane is a delightful detached house situated within the idyllic rural village of Langford. Presented to the market with no onward chain, the property has been an ideal investment to our vendors, letting the property throughout their ownership with a valid HMO licence. The spacious light, airy and welcoming accommodation appeals to families of all sizes with the generous entrance hall leading to all principal rooms. An open plan social kitchen dining room is the heart of the property, measuring the length of the building with bay window and double glazed door opening to the rear garden. The cosy private sitting room is a tranquil environment, enjoying a fabulous outlook of the rear garden from a second bay window. An additional reception room is also available to the ground floor, perfect for those looking for a work from home space, playroom or fifth double bedroom. Further ground floor accommodation includes cloakroom wc and integral garage. Upstairs, the property boasts four double bedrooms, principal bedroom with ensuite bathroom and family bathroom with four piece suite.

Outside you enjoy a generous southerly orientated rear garden, providing a high degree of privacy with evergreen borders to three sides. Predominantly laid to lawn, offering a blank canvas for any keen gardeners. The front is gated and laid to both lawn and stone providing off street parking for numerous vehicles.

Langford is ideally located on the Mendip Hills giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities including local shops, doctors surgery and cosy village public houses. Well connected for those commuting to Bristol or Weston-super-Mare being situated just off of the A38 and also just a short drive to Bristol International Airport and Yatton's mainline railway station.













## Spacious family home in Langford village

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### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





Up your street...

Glorious walks on The Mendip Hills

Landford, Wrington and Congresbury  
village centres

Churchill Academy and Sixth form

International travel from Bristol Airport

Touts convenience store



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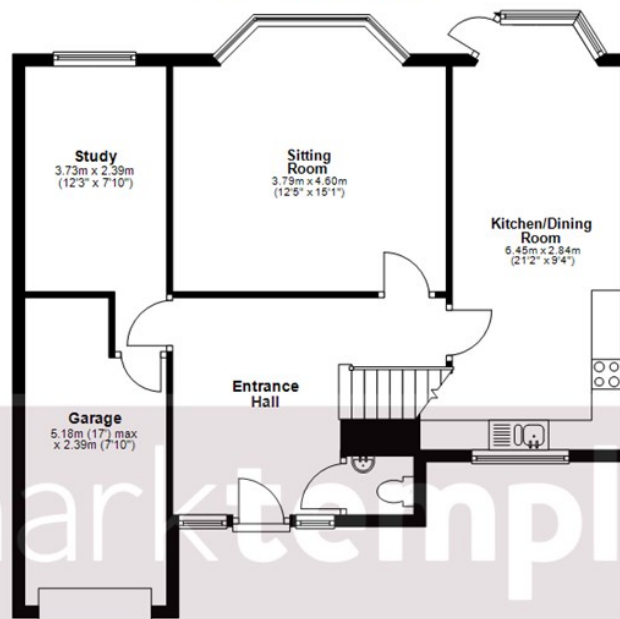






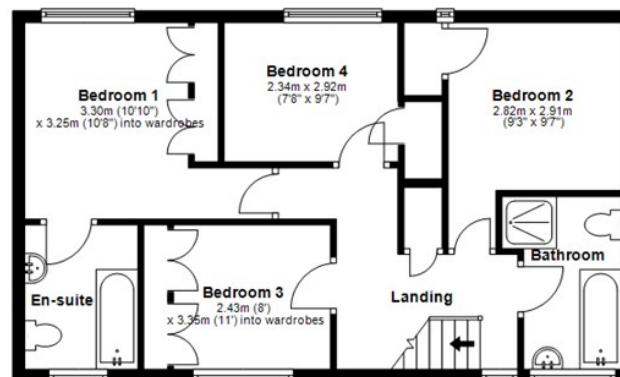
### Ground Floor

Approx. 77.1 sq. metres (830.2 sq. feet)



### First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 135.5 sq. metres (1459.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.