

3 Says Path Langford BS40 5AN

£349,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
End of terrace house



HOW BIG
986.40 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas-fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
D

A beautifully presented, modern, three-bedroom family home in Langford – 3 Says Path was built by Award Winning constructor Bellway Homes in 2020, and is built to Shipton design, combining both style and practicality. Set within the popular Blagdon Gardens development, consisting of just 43 homes, this property offers a wonderful opportunity to enjoy modern village living in a well-connected location, and still benefits from the remainder of a 10-year structural warranty. This wonderful home provides potential buyers, peace of mind and a reassuring sense of quality throughout. The ground floor welcomes you with a spacious entrance hall opening to all principal rooms. The light-filled dual aspect kitchen/diner opens directly onto the rear garden, making it a wonderful social space, and the true hub of the home. A separate bay-fronted sitting room offers a cosy retreat, while a cloakroom/WC adds everyday convenience. Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, with the principal boasting its own en-suite shower room, offering a private and tranquil space. A stylish family bathroom serves the remaining bedrooms, completing the layout with thoughtful attention to detail.

The southerly facing rear garden has been beautifully designed for both relaxation and entertaining. This delightful outdoor space features a generous stone-paved patio, perfect for al fresco dining and summer gatherings. A stylish pergola creates a charming focal point and a welcoming atmosphere for evening enjoyment. The low-maintenance artificial lawn is framed by vibrant, well-kept raised flower beds, adding a splash of colour and greenery throughout the seasons. Enclosed by attractive brickwork and timber fencing, the garden offers a secure environment and an ideal retreat to enjoy all year round. A secure gate to the rear of the garden provides access to allocated parking for two vehicles. To the front, there is an area laid to lawn to one side, and to the other is a planted bed containing a variety of shrubs, with a pathway in the middle leading to the main entrance.

Situated within the popular Blagdon Gardens development, and is ideally located to access 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, doctor's surgery, cosy village public houses, and highly regarded secondary school. It also offers good connections for those commuting to Bristol or Weston-super-Mare, being situated just off the A38, and also just a short drive to Bristol International Airport and Yatton's mainline railway station.







Modern three bedroom family home in Langford



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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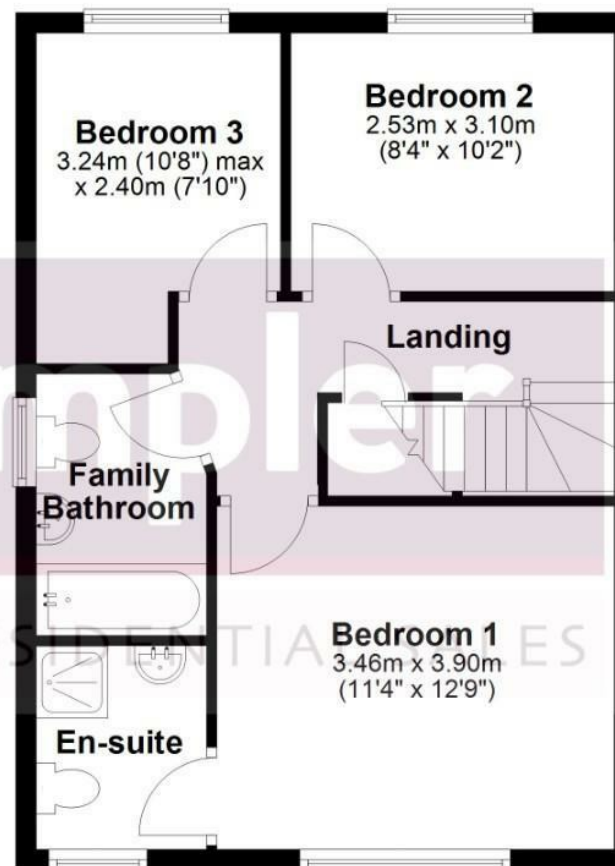
Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 91.6 sq. metres (986.4 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.