



Robin King
FOR SALE
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Robin King | Estate Agents

142 Broadoak Road, Langford - BS40 5HB
£350,000

142 Broadoak Road

Langford, Bristol

Beautifully presented three bedroom home in a quiet Langford cul-de-sac. Spacious living room, open plan kitchen/diner, en-suite, low maintenance garden, off street parking and garage. No onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Approx. 931 sq. ft. accommodation and garaging
- 3 Bedrooms & 2 Bathrooms (1 En-Suite)
- Spacious lounge
- Open-plan kitchen/dining room
- Situated in a quiet cul-de-sac
- Garage and off street parking
- Private enclosed garden
- In Catchment For Popular Primary School And Well Regarded Churchill Community And Sixth Form
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- No onward chain







142 Broadoak Road

Langford, Bristol

Immaculately presented and offered with no onward chain, this modern three-bedroom terraced family home is situated in a quiet and peaceful cul-de-sac on the highly sought-after Broadoak Road in Langford. With spacious accommodation, off-street parking, a garage, and a low-maintenance rear garden, this property is ideally located for commuters and families alike.

Upon entering the home, you are welcomed via a practical entrance porch with stairs directly ahead and a door to the right leading into a generous sitting room. This bright and inviting space features a walk-in bay window, a large under-stairs storage cupboard, and double doors that open into the open-plan kitchen and dining room, perfect for modern family living and entertaining. An electric fire and surround, previously fitted in the living room, have been carefully stored in the garage and can be reinstated by the new owners if desired. The kitchen is fitted with classic white shaker-style units and offers space for a dishwasher and fridge. French doors open onto the rear garden, creating a seamless connection to the outdoors. The single garage is accessed from the garden and is currently used as a utility space, with plumbing in place for a washing machine and tumble dryer, ideal for keeping appliances out of the main living areas.

The property also benefits from a new boiler installed in 2022, and french doors and windows replaced in 2020.



Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom includes a fitted wardrobe, a deep storage cupboard, cleverly positioned over the stairwell, and an en-suite shower room with a corner shower unit, white suite and a chrome heated towel rail. The second bedroom enjoys a dual aspect with lovely views over the rear garden and beyond, while the third bedroom also offers pleasant rear-facing views. The family bathroom features a modern white suite with a bath and shower over, along with a chrome towel radiator. Outside, the private rear garden has been designed for easy maintenance, mainly laid to lawn with a choice of patio seating areas perfect for relaxing or entertaining. To the front, there is off-street parking for up to three vehicles and access to a single garage via an electric door.

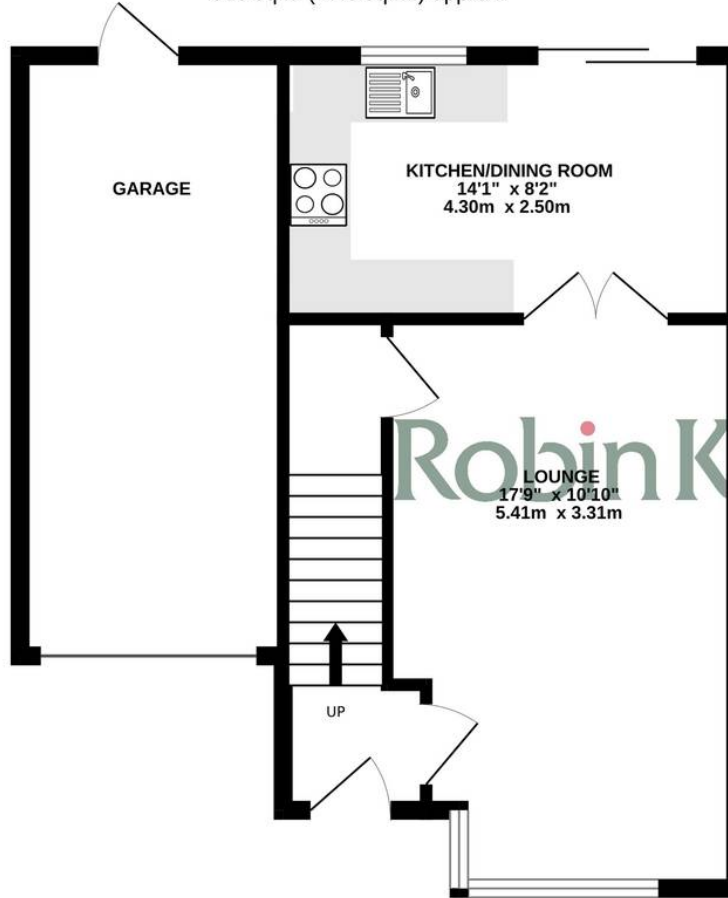
Location

Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses. (All distances/times approx.)

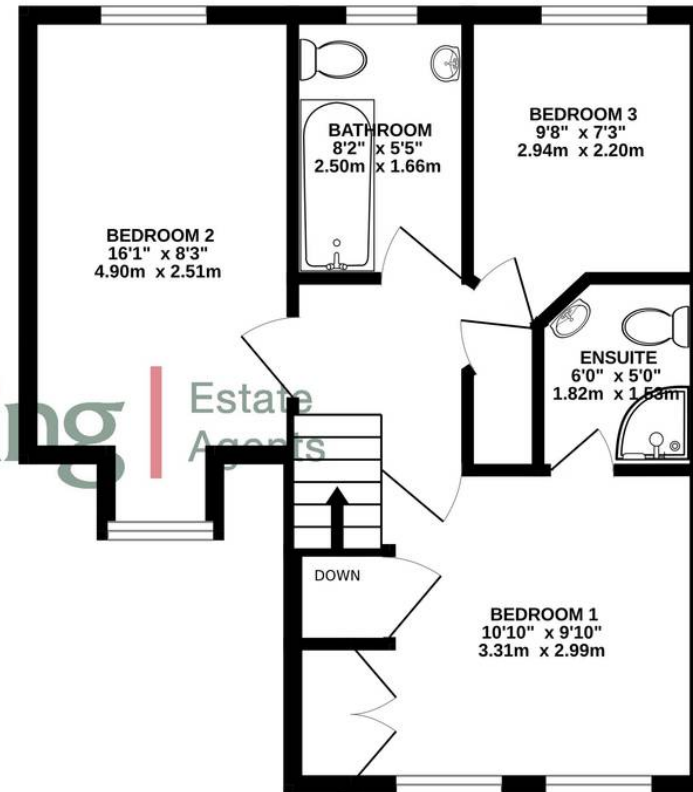




GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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.
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