

Sedgefield Bristol Road Langford BS40 5JH

£529,950

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RESIDENTIAL SALES





Property Type

House - Detached



How Big

1440.00 sq ft



Bedrooms

4



Reception Rooms

3



Bathrooms

2



Warmth

Gas central heating



Parking

Off street



Outside

Front & rear



EPC Rating

D



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

A well presented and much-loved 1930s double fronted detached family home, situated on a generous level plot in the popular village of Langford - Sedgefield is a spacious four bedroom property offering flexible accommodation, suiting a range of requirements with its versatile layout. The ground floor is arranged around a central entrance hall, with a bay fronted sitting room to the front, providing a comfortable everyday living space with a pleasant outlook. A further reception room sits to the side of the property and features an enclosed log burning fire, making it an ideal snug, playroom or second sitting room. To the rear, the kitchen/dining family room stretches across the back of the house and provides a sociable space for day to day living, with room for dining and relaxed seating. The kitchen area is fitted with a range of wall and base cabinets with work surface over, while French doors from the dining family area open directly onto the rear garden. A ground floor WC completes the downstairs accommodation. To the first floor, there are four well proportioned bedrooms, three of which are doubles, with the fourth offering a useful single bedroom, nursery or home office. The principal bedroom benefits from a recently refitted en-suite shower room, while the remaining bedrooms are served by a beautifully updated family bathroom, finished to an excellent standard with a modern suite.

Outside, the property enjoys a sizeable and level plot, with off street parking to the front for numerous vehicles, laid to stone chippings, alongside an area of lawn, nicely set back from the road. The rear garden is a lovely feature of the home, being predominantly laid to lawn and offering a good degree of space for families, keen gardeners or those simply wanting a usable outdoor area. A patio sits directly behind the house, accessed from the kitchen/dining family room, creating a pleasant spot for outdoor seating and summer dining. The garden is well maintained and offers plenty of scope for buyers to further landscape or personalise if desired.

Bristol Road is conveniently positioned for access to Langford, Churchill, Winscombe and Congresbury, with a range of everyday amenities, schools, countryside walks and village facilities nearby. The property is also well placed for commuters, with access to the A38, A370 and M5 motorway network, Bristol Airport is within reach and mainline rail services are available from Yatton and Weston-super-Mare. Sedgefield offers a practical and spacious family home with generous gardens, flexible living space and a convenient North Somerset village location.







Charming double fronted family home, ideally situated 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.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



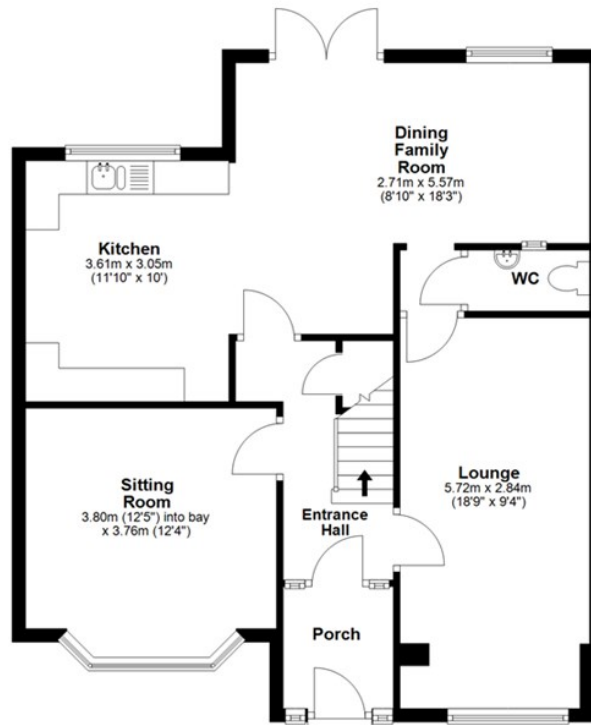
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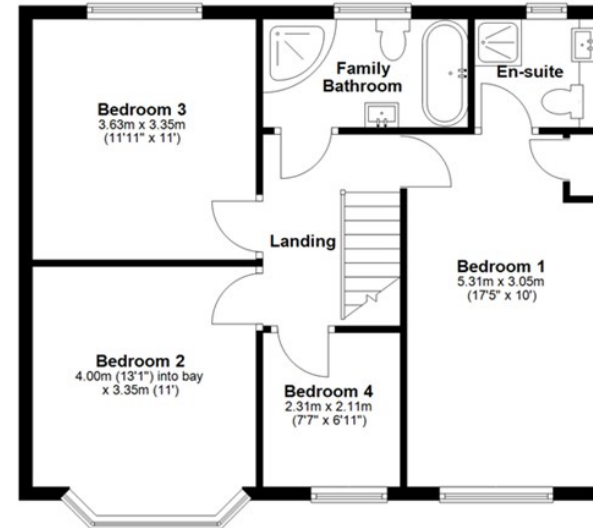
Ground Floor

Approx. 72.5 sq. metres (780.0 sq. feet)



First Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



Total area: approx. 133.8 sq. metres (1440.0 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.