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BIRCH DRIVE, LANGFORD, BRISTOL. BS40 5HG



£450,000 FREEHOLD

Passionate about Property

Much improved three bedroom detached house, situated in a peaceful location with a single garage, driveway parking and a well-tended landscaped rear garden. The property is in exceptional condition throughout, having been updated and re-modelled by the present owners. Call now to arrange a viewing!

Council Tax Band: E

Location

Langford is a picturesque village located in North Somerset, nestled near the northern edge of the Mendip Hills-an Area of Outstanding Natural Beauty. It lies roughly halfway between the city of Bristol and the town of Weston-super-Mare, making it an ideal rural location with easy access to urban amenities.

Langford has a variety of amenities and a local school, but is best known for being home to part of the University of Bristol's Veterinary School, which brings a blend of academic activity and agricultural heritage to the area. The nearby Langford House and veterinary campus add a distinctive educational character to the otherwise quiet countryside setting.

Surrounded by rolling farmland, hedgerows, and scenic country lanes, Langford is a haven for walkers and nature enthusiasts. Its proximity to the Mendip Hills, Blagdon Lake, and Chew Valley offers abundant opportunities for outdoor recreation, from hiking and cycling to birdwatching.





Entrance Hall

Upvc double glazed door and side panel to front. Stairs to first floor. Radiator. Doors to:

Downstairs W.C

Upvc double glazed window. WC. Wash basin. Radiator.

Living Room (17' 01" x 12' 04") or (5.21m x 3.76m)

Box bay upvc double glazed to front, radiator, carpeted flooring, open access to:

Dining Room (12' 03" x 9' 07") or (3.73m x 2.92m)

Upvc double glazed French doors to the rear garden, carpeted flooring, glazed door to:

Kitchen (12' 11" x 9' 04") or (3.94m x 2.84m)

Contemporary fitted kitchen with built-in oven and induction hob. Radiator. Vinyl tiled flooring. Upvc double glazed window and door to garden. Under stairs cupboard with shelving. Open access to:



Utility Room (6' 0" x 5' 08") or (1.83m x 1.73m)

Wall and base units with sink and space for appliances. Vinyl tiled flooring. Door to entrance hall.





Landing

Carpeted flooring. Loft access. Airing cupboard. Doors to:

Bathroom

Upvc double glazed window. Contemporary bathroom comprising WC, bath with shower over, vanity unit with wash basin. Heated towel radiator. Tiled walls. Vinyl flooring.

Bedroom 1 (11' 10" x 10' 07") or (3.61m x 3.23m)

Spacious master bedroom with upvc double glazed window to front, radiator, large range of built-in triple wardrobes, carpeted flooring, door to:

En Suite

Two Upvc double glazed windows. Large walk-in double shower, WC, vanity unit and wash basin, heated towel radiator, tiled walls, vinyl tiled flooring.

Bedroom 2 (12' 02" x 9' 02") or (3.71m x 2.79m)

Upvc double glazed window providing views over the rear garden and green space behind. Radiator. Laminate flooring.





Bedroom 3 (12' 09" Max x 9' 0") or (3.89m Max x 2.74m)

Formerly two bedrooms, which have been knocked through to provide a third double bedroom with a dressing room / study. Two Upvc double glazed windows overlooking the garden and green space behind the property. Two radiators.

Garage & Driveway.

Single garage (16'7 x 8'5) with roller door to front. Power and light. Door to rear garden.

The driveway provides off street parking for one vehicle in front of the garage.

Rear Garden

Lush, beautifully landscaped rear garden, that backs on to the open green space within the development at the rear. The garden has an area of lawn with planted borders and seating areas to either end of the garden. Side access is provided to the front of the property.

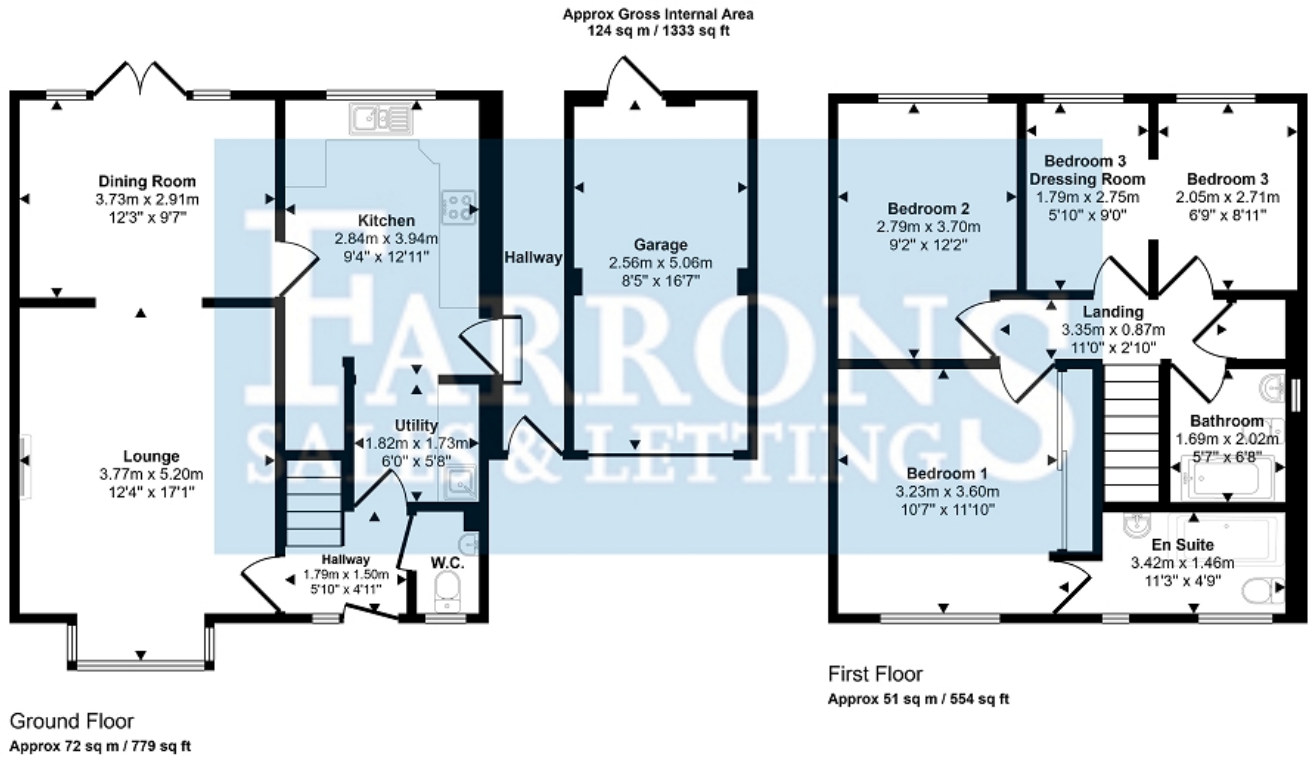
Material Information

As provided by the vendor:-

- Freehold
- Council tax band E
- Detached house of standard construction
- Electric / water & gas connected
- Mains drainage
- Fibre broadband
- Gas heating
- Driveway and garage
- No known safety concerns
- No known restrictions / covenants
- No know rights or easements
- Not been flooded in the last 5 years
- No known planning applications / permissions that will affect the property
- Property is not in a Coal / Mining area



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract