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**BROADOAK ROAD, LANGFORD, BRISTOL. BS40 5HB**



**£375,000 FREEHOLD**

# Passionate about Property

**NO ONWARD CHAIN! FOUR DOUBLE BEDROOM** detached house in a peaceful cul-de-sac location, close to village amenities and the local primary school. The property has the benefit of a living room, kitchen, dining room, downstairs WC, utility & shower room, driveway parking for three vehicles and a generous **SOUTH-FACING REAR GARDEN!** Call now to arrange a viewing!

## 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

Composite door on side elevation. Tiled flooring. Radiator. Carpeted stairs to first floor. Doors to:

## Downstairs W.C

Upvc double glazed window. WC. Pedestal wash basin. Radiator. Tiled flooring.





**Living Room (15' 04" x 10' 02") or (4.67m x 3.10m)**

Upvc double glazed window to front. Carpeted flooring. Radiator. Glazed door and side panels to entrance hall.

**Dining Room (10' 0" x 8' 05") or (3.05m x 2.57m)**

Upvc double glazed French doors to garden. Tiled flooring. Radiator. Arched own access to:

**Kitchen (9' 08" x 8' 05") or (2.95m x 2.57m)**

Extensive fitted kitchen with space for appliances. Upvc double glazed window. Tiled flooring.

**Inner Hallway**

Tiled flooring. Doors to:

**Utility / Shower Room (6' 08" x 6' 04") or (2.03m x 1.93m)**

Walk-in double shower cubicle. Tiled flooring. Wall mounted gas boiler. Work surface with cupboard over.





**Garage (9' 04" x 8' 10") or (2.84m x 2.69m)**

Part converted to allow for the Shower Room and inner hall. Up and over door to front. Power and light.

**First Floor Landing**

Upvc double glazed window. Carpeted flooring. Loft access. Built-in cupboard. Radiator. Doors to:

**Bedroom 1 (10' 09" x 8' 02") or (3.28m x 2.49m)**

Upvc double glazed window. Radiator. Carpeted flooring. Built-in wardrobes.

**Bedroom 2 (9' 05" x 8' 09") or (2.87m x 2.67m)**

Upvc double glazed window. Radiator. Carpeted flooring. Built-in wardrobes

**Bedroom 3 (9' 09" x 7' 02") or (2.97m x 2.18m)**

Upvc double glazed window. Radiator. Carpeted flooring.

**Bedroom 4 (10' 04" x 7' 10") or (3.15m x 2.39m)**

Upvc double glazed window. Radiator. Carpeted flooring.





**Bathroom (8' 05" x 5' 04") or (2.57m x 1.63m)**

Upvc double glazed window. Tiled flooring. Bath with shower over. WC and pedestal wash basin. Radiator.

**Rear Garden**

Generous South-facing rear garden that has been laid to lawn with a stone paved patio area that adjoins the rear of the property. Side access gate.

**Driveway**

The front garden has been given over to a stone chipped parking area next to the tarmac driveway. Off street parking for three vehicles.

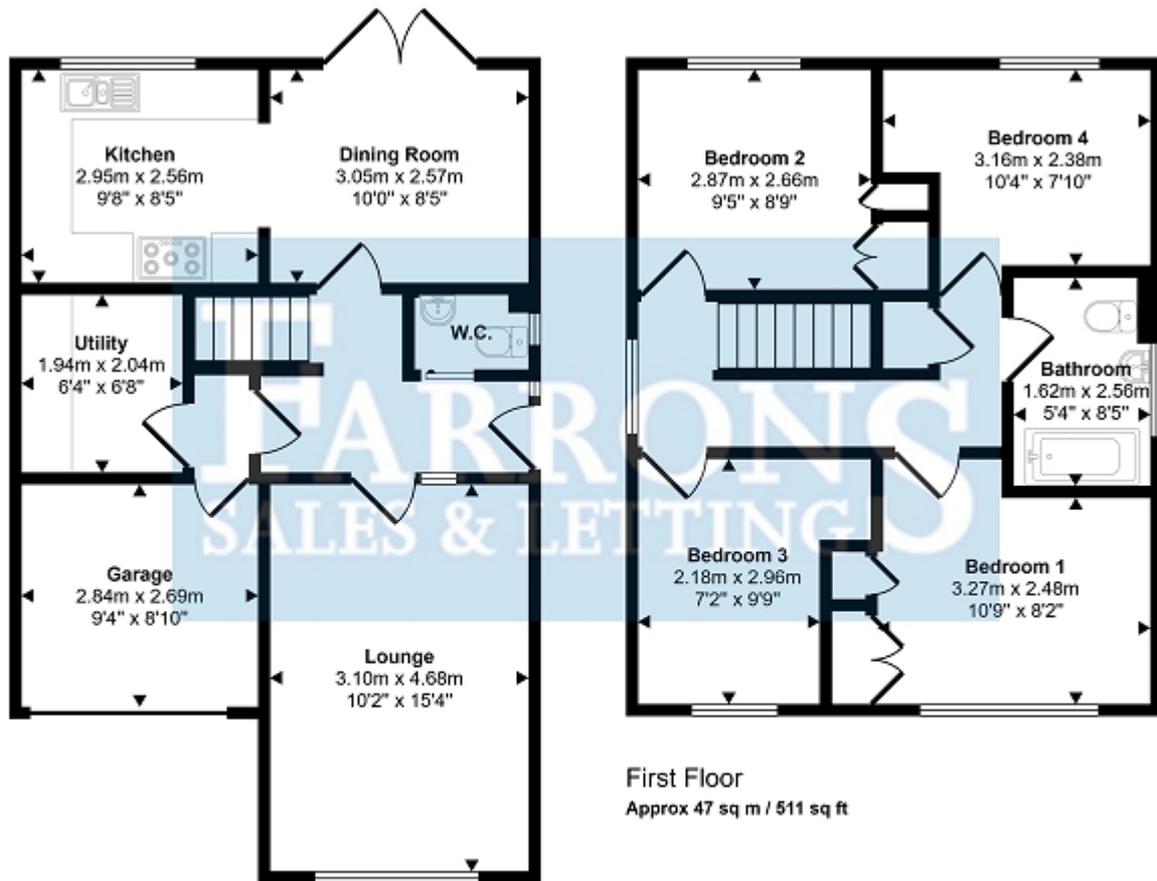
**Material Information**

Please note, the tenants in situ leave in July, so completion cannot happen before their final contracted date in the property.



# Passionate about Property

Approx Gross Internal Area  
101 sq m / 1084 sq ft



**Ground Floor**  
Approx 53 sq m / 573 sq ft

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> 		

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