

140 Broadoak Road Langford BS40 5HB

£375,000

marktempler

RESIDENTIAL SALES





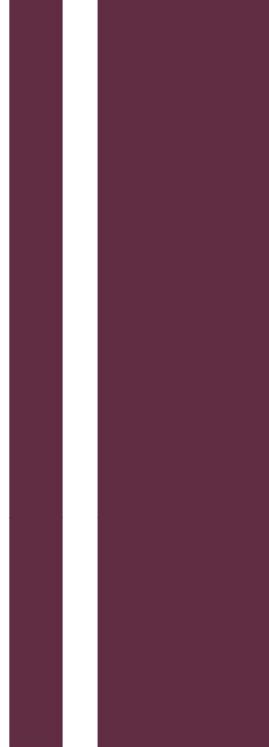
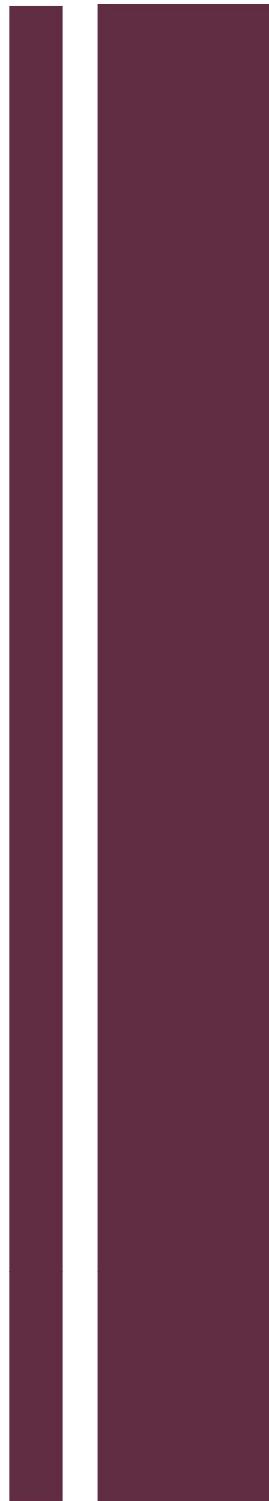
	<b>Property Type</b>		<b>How Big</b>
House - Semi-Detached	1096.30 sq ft		
	<b>Bedrooms</b>		<b>Reception Rooms</b>
3	2		
	<b>Bathrooms</b>		<b>Warmth</b>
3	Gas central heating		
	<b>Parking</b>		<b>Outside</b>
Driveway & garage	Front & Rear		
	<b>EPC Rating</b>		<b>Council Tax Band</b>
C	C		
	<b>Construction</b>		<b>Tenure</b>
Traditional	Freehold		

If you are looking for a beautifully presented, contemporary home within walking distance of village amenities, yet tucked away in a quiet location, then 140 Broadoak Road, Langford could be the perfect property for you. Situated within a popular family estate and built in the 1990s by Voisey Homes, this upgraded semi detached property offers far more than it first appears and will appeal to a wide range of buyers. The accommodation flows seamlessly throughout and is light and bright, complemented by neutral décor. On entering the property, the hallway leads into a welcoming lounge featuring a bay window overlooking the front aspect. The lounge benefits from a useful under stairs storage area, wooden flooring, and a feature fireplace area which could be reinstated by the new owners. This space flows effortlessly into the kitchen and dining area, creating a sociable and open feel ideal for modern living. The well proportioned kitchen enjoys multiple windows overlooking the rear garden and is fitted with a range of neutral base and wall units, an electric oven with extractor, with space for a dishwasher and fridge/freezer. The current vendors have rebuilt the conservatory to form a more permanent structure, now used as a dining area with patio doors opening onto the garden. A door from the kitchen leads to a practical utility room with plumbing for a washing machine and tumble dryer, housing the boiler and WC. This area in turn leads to the storage space created from the former garage. Upstairs, the property offers three double bedrooms. The principal bedroom features fitted wardrobes and a well appointed en-suite shower room. The second bedroom benefits from dual aspect windows, fitted wardrobes, and an incorporated study area, making it ideal for teenagers or those working from home. The third bedroom is ideally situated with a view to the rear. A modern family bathroom completes the first floor.

Outside, the front of the property is laid to gravel with a patio area and provides off road parking for several vehicles, along with access to the former garage/store room, with electrically operated garage door. The enclosed, south-facing rear garden is an ideal space for alfresco dining and entertaining family and friends during the warmer months. It is laid mainly to lawn with a patio area and bordered by flowerbeds, creating a delightful and private outdoor space.

The property is located within the popular Broadoak estate and is ideally placed for access to the Mendip Hills, an area of outstanding natural beauty. Langford village offers a range of amenities including local shops, a doctor's surgery, cosy village pubs, and highly regarded primary and secondary schools. There are also excellent transport links, with easy access to the A38 for commuting to Bristol or Weston-super-Mare, as well as Bristol International Airport and Yatton's mainline railway station just a short drive away. This is a beautifully appointed home that would be perfect for a range of buyers and we recommend an early viewing.







## Beautifully presented semi detached 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.



## About this property

### TENURE

Freehold

### UTILITES

Mains electric

Mains gas

Mains water

Mains drainage

### HEATING

Gas fired central heating

### BROADBAND

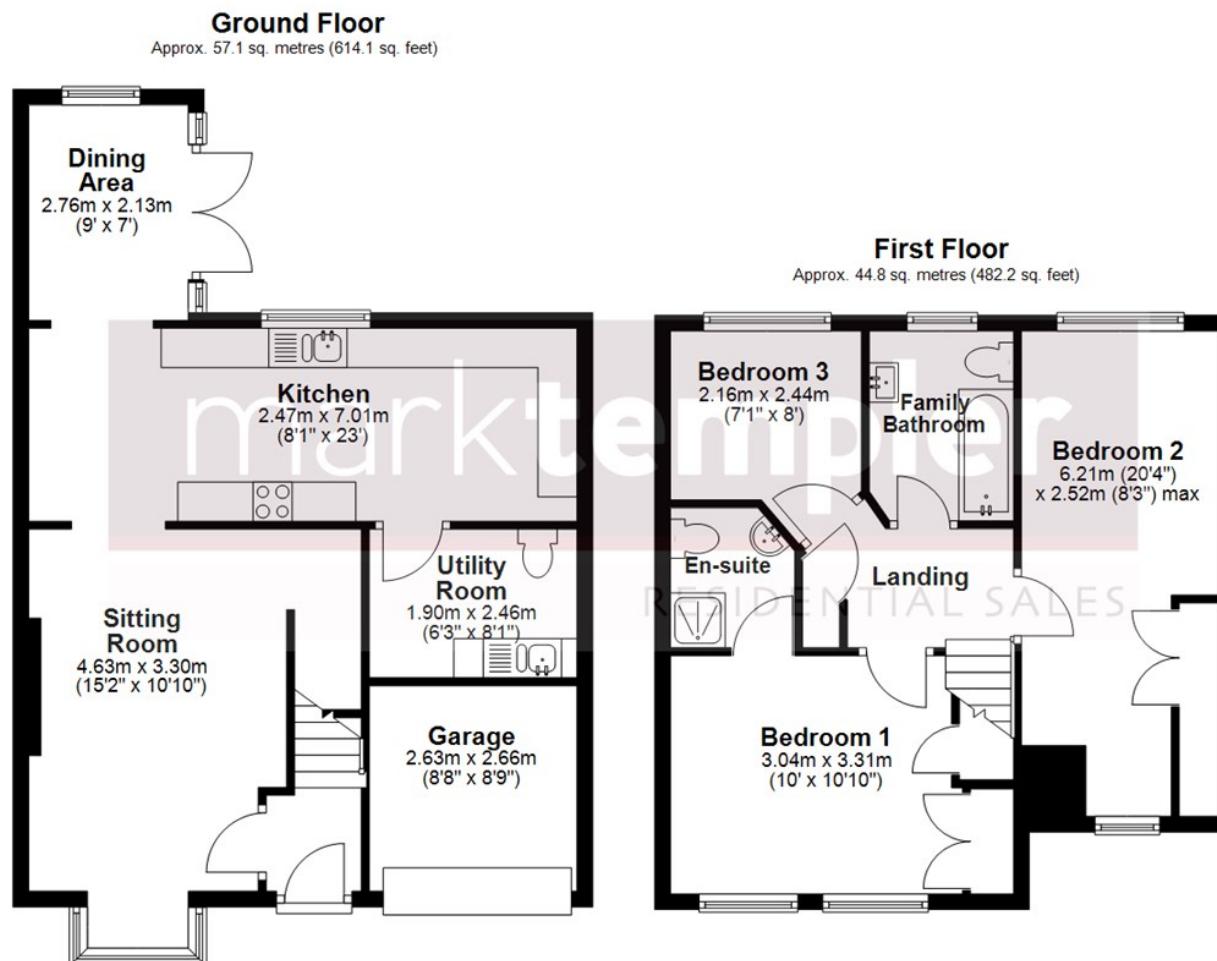
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via [checker.ofcom.org.uk](http://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 knowledge.

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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.