



**114 Broadoak Road
Langford, North Somerset, BS40 5HB**

Robin King | Estate Agents

114 BROADOAK ROAD, LANGFORD, NORTH SOMERSET, BS40 5HB

A spacious 3/4 bedroom, 2 bathroom detached family home with driveway parking and enclosed garden, which is tucked away in a village location with easy access to Bristol and beyond.

Approx 850 Sq Ft Of Flexible Accommodation • Garage/Store And Off-Street Parking For 3 Cars • Large Kitchen Dining Room With Views Over Enclosed Garden • 3/4 Double Bedrooms • Modern Family Bathroom And En-Suite To Principal Bedroom • In Catchment For Popular Primary School And Well Regarded Churchill Community And Sixth Form • Access To M5 Within 8.5 Miles At Jct 21 • Bristol Airport 5.7 Miles • 24 Hour Bus Service – Central Bristol 13.5 Miles • Mainline Railway Services Within 4.7 Miles At Yatton – London Paddington From 114 Minutes (All Distances/Times Approx)

Having been a rental property for several years, 114 Broadoak Road comes to the market with no onward chain and offers a fantastic opportunity as an investment property or alternatively, would make a brilliant family home.

Situated in a quiet residential area, convenient for access to the shops and facilities of Churchill village, the detached property has driveway parking for 3 cars and a lawned low maintenance enclosed back garden.

Entering the property into the hallway, to the right is the sitting room. A large and bright space it has a bay window with an attractive built in storage seat and views to the front. A minster style fireplace provides a focal point to the room which has built in shelving, wood laminate flooring and French doors which open to the kitchen/dining room.

A light filled, great sized room the kitchen area is fully fitted with a good range of cream wall and base units with an integrated oven and gas hob together with space for a washer dryer and fridge/freezer.

The dining area has room for a large table and is light and airy thanks to Velux windows and bifold doors opening on to the garden which also offer the opportunity for indoor/outdoor dining. On the ground floor there is also hallway with understairs storage that leads to a further reception room which is currently arranged as a bedroom.

Upstairs there 3 further bedrooms and two bathrooms one of which is ensuite.





Outside – at the front of the property there is driveway parking for 3 cars together with a side return leading to the back garden. The fully enclosed garden is peaceful, not overlooked and has a useful summerhouse in the corner. It has a range of mature trees and borders that are ready to be developed should the new owner wish to do so.

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 medical practice in the village and a 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 and junctions 20 and 21 of the M5 motorway each around 9 miles away. Bristol 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.



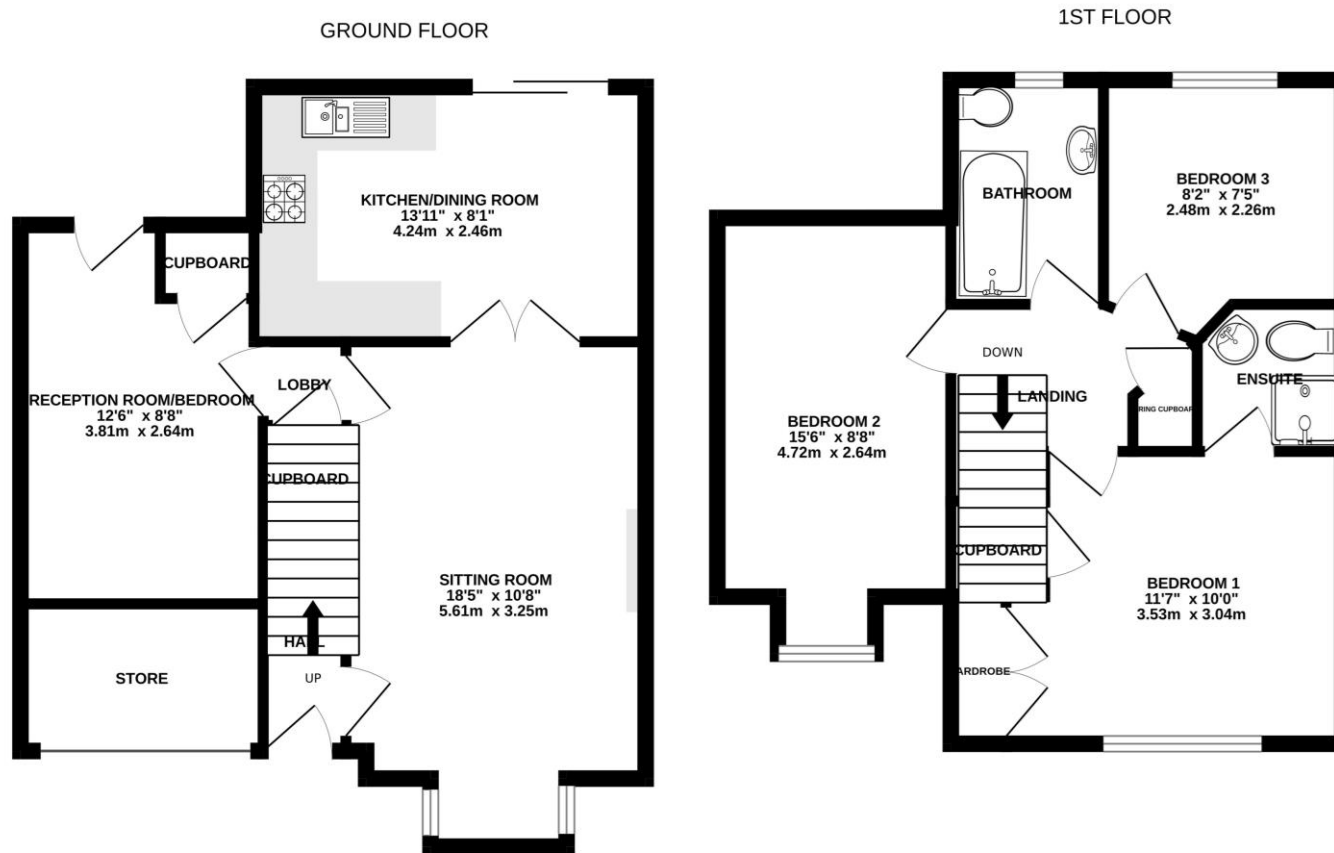
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – All mains services

EPC RATING – D (being renewed)

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1,927.13 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 850sq.ft. (79.0 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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