



55 Broadoak Road
Langford, North Somerset, BS40 5HD

Robin King Estate Agents

55 BROADOAK ROAD, LANGFORD, NORTH SOMERSET, BS40 5HD

A well presented 3-bedroom, 2 bathroom terraced family home with driveway parking and enclosed garden, which is tucked away in a quiet central village location with easy access to Bristol and beyond.

Approx 975 Sq Ft Of Flexible Accommodation • Kitchen/Dining Room With Views Over Low Maintenance Enclosed Garden • 3 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) • NO ONWARD CHAIN

55 Broadoak Road comes to the market with no onward chain and offers fantastic flexible accommodation with 3 double bedrooms, lovely free flowing reception space and 2 bathrooms, which make it a brilliant family home.

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

Entering the property into the hallway, to the right is the sitting room. Spacious and bright, it has an attractive bay window and a minster style fireplace with gas fire which provides a focal point to the room. It also provides practical storage with a large walk-in cupboard that runs under the stairs. Double doors open to the kitchen/dining room.

A fitted kitchen has space for a fridge/freezer, cooker and dishwasher and room for a kitchen table. Sliding doors open to the garden and dining terrace beyond, offering the perfect space for al fresco dining.

Returning to the hallway to the left can be found a large room with sink and washing machine/utility area. Thanks to the space there is opportunity to create an office nook in here or alternatively change the room to create more reception space. You will also find a downstairs cloak room and storage room to the rear.

Upstairs there 3 double bedrooms one of which is ensuite. A family bathroom with three piece suite including bath completes the upstairs accommodation.





Outside – at the front of the property there is off street for 3 cars. The fully enclosed garden is neatly fenced with feather lap panels. A dining terrace runs across the width of the property and leads to a small lawned area together with a raised flower bed. A gate in the fence provides access to a walkway behind for easy access through to all the local facilities.

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

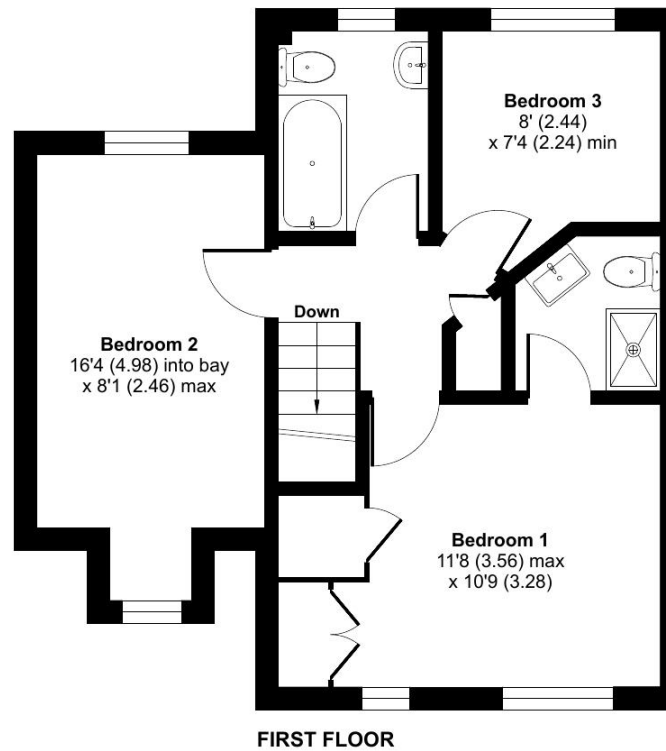
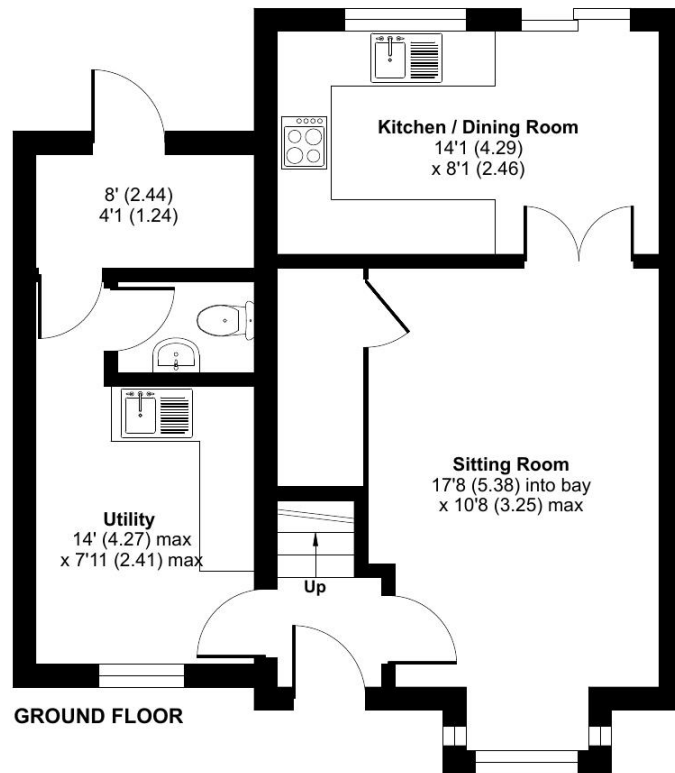
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1,927.13 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

EPC RATING – C

Broadoak Road, Langford, Bristol, BS40

Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1130140

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