



1 Mendip View Pudding Pie Lane

Langford, Bristol

Modern end-terrace 2 bedroom property. Open-plan layout, high-quality finishes. 2 double bedrooms, spacious garden, off-road parking. Peaceful location, close to local amenities.

Council Tax band: C

EPC: TBC

Services: TBC

- Approx 894 sq.ft accommodation
- End-terrace home in a private development of just three
- Open-plan kitchen/diner/sittingroom
- Bifold doors opening from kitchen to rear garden
- Two spacious double bedrooms
- Modern upstairs bathroom with separate bath and walk-in shower
- Large gravel driveway with ample off-road parking
- Low-maintenance rear garden, ideal for entertaining
- Peaceful location with good access to local amenities and transport
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)





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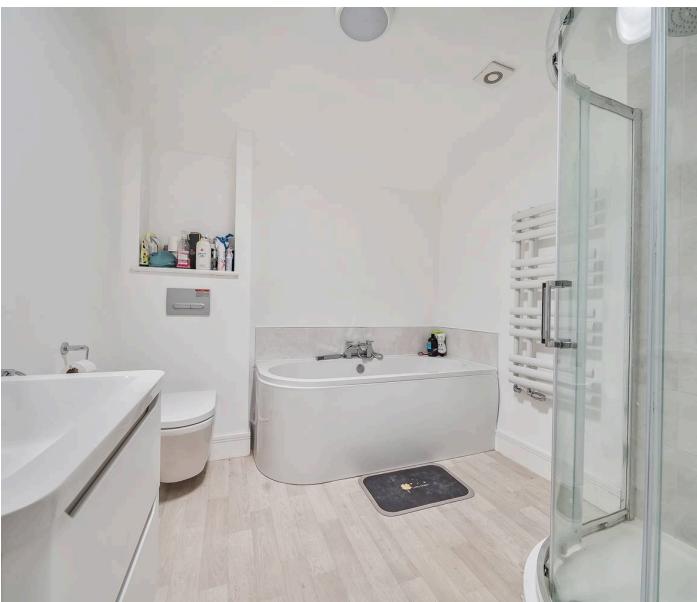
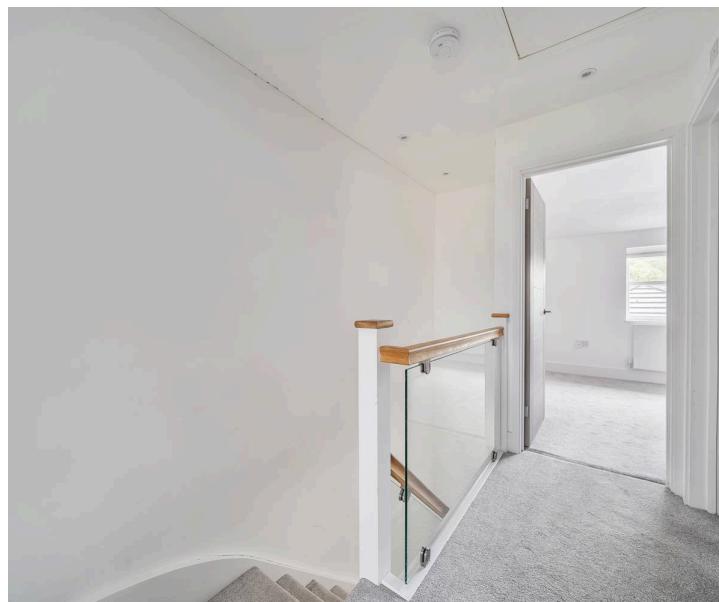
Langford, Bristol

Located in a private development of just three properties, this well-maintained end-terrace home offers a modern and energy-efficient living space in a peaceful residential setting. With a smart layout, high-quality finishes, and low running costs, it's ideal for first-time buyers, downsizers, or anyone looking for a move-in-ready property.

Built just two years ago, the property features a highly efficient air source heat pump and eight solar panels, making it extremely cost-effective to run. There is also a dedicated electric vehicle charging point.

The ground floor opens into a bright open-plan kitchen and dining area, finished with a sleek grey kitchen, integrated appliances, and generous worktop space. Bifold doors at the rear lead directly to the private garden and allow natural light to fill the space. A downstairs WC adds practicality to the layout.

Upstairs, there are two well-proportioned double bedrooms, along with a modern bathroom that includes a separate bath and shower.

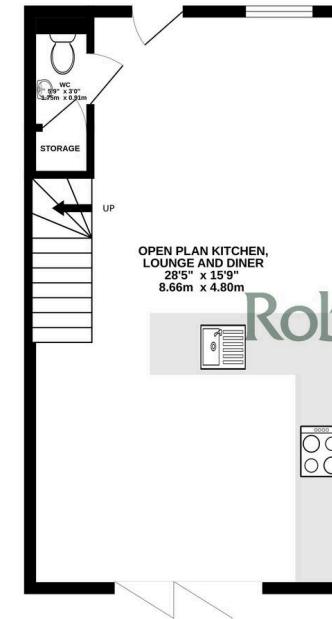


Outside, the property includes one allocated off-road parking space, along with plenty of additional on-road parking nearby. The rear garden is low maintenance and partly laid to lawn. A patio offers the perfect space for relaxing or entertaining.

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, modern medical practice in the village and a handy 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 regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International 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.

(All distances/times approx.)

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



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TOTAL FLOOR AREA: 864 sq.ft. (80.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and may be either under or over stated. Any dimensions or areas given are approximate and may be either under or over stated. 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 present condition or efficiency can be given.
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Robin King

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