



11 Broadoak Road

Langford, Bristol

Set in a quiet cul-de-sac beside green space, this spacious home offers a bright sitting room, kitchen/diner with garden access, four bedrooms, cloakroom, garage, parking, in need of some modernisation with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Mains Water, Sewerage, Oil Heating

- Approx. 1100 sq. ft. of accommodation and garaging
- Four bedroom detached house
- Attractive cul-de-sac position with views over neighbouring green space
- No onward chain
- Open plan kitchen/dining room
- Driveway and garage
- Downstairs cloakroom
- Easy access to Bristol Airport, M5 and mainline railway services







11 Broadoak Road

Langford, Bristol

Set back in the corner of a peaceful cul-de-sac, this home enjoys an attractive outlook to the side across neighbouring green space.

The front door opens into a generous hallway with ample room for shoes and coats, as well as a useful internal door providing direct access to the integral garage.

To the left, a glazed door with side panel leads into the sitting room, where a large window allows plenty of natural light to fill the room.

To the right of the hallway, a door opens into the dining area and kitchen. The kitchen, while offering scope for modernisation, remains perfectly serviceable with a good range of units, a double oven, electric hob and space for appliances. The adjoining dining area comfortably fits a table and chairs and has patio doors leading to the rear garden.

A practical downstairs cloakroom completes the ground floor.

Upstairs, the property offers three double bedrooms and a well-proportioned single. Two doubles have mirrored fitted wardrobes, and the principal bedroom includes extensive built-in storage.



The landing provides access to a generous airing cupboard, and the family bathroom, though ready for updating, is fully functional.

Outside

The rear garden features a sizeable patio off the dining room, leading to a lawned area that widens to create extra usable space. To the side, there's another patio ideal for discreet bin and recycling storage, plus a gate to the front. At the front, the driveway provides parking for two vehicles and leads to the garage, completing this well-located and appealing home.

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.)



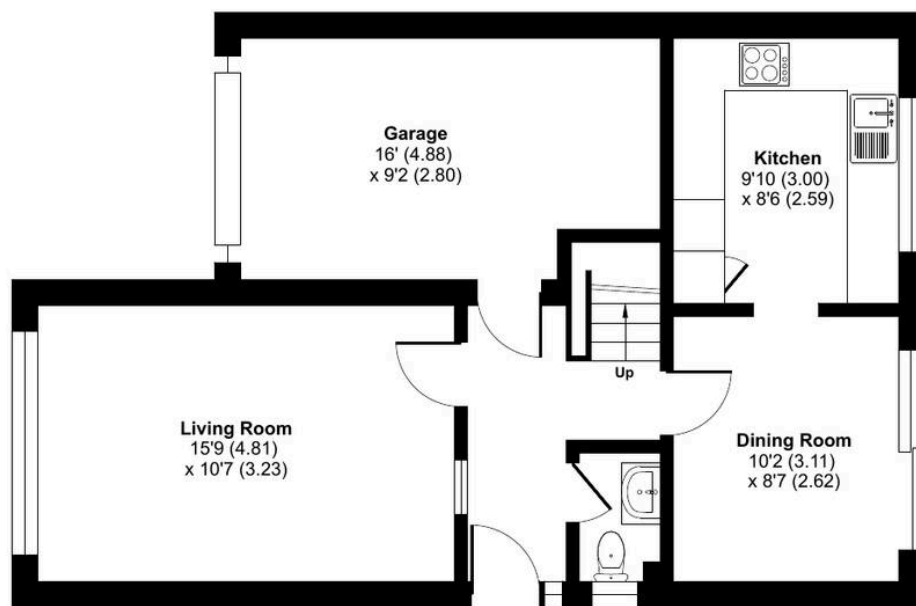
Broad oak Road, Langford, Bristol, BS40

Approximate Area = 960 sq ft / 89.1 sq m

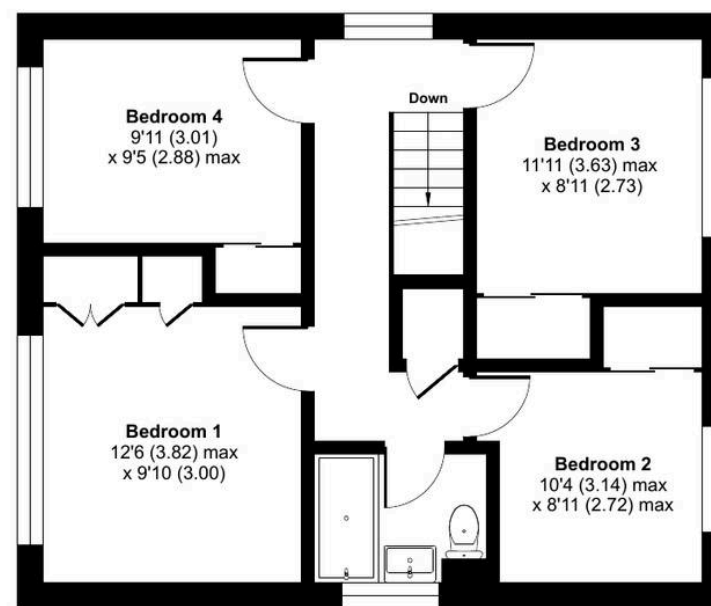
Garage = 140 sq ft / 13 sq m

Total = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1387170

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