



**3 Larch Close**  
Langford, Bristol, BS40 5HF

**Robin King** | Estate Agents

### 3 Larch Close, Langford, Bristol, BS40 5HF

A 3 bedroom bungalow with garage and ample driveway parking in a quiet location in a popular Somerset village convenient for access to the M5, Bristol and beyond

- Approx 905 sq ft flexible accommodation
- Single garage with ample driveway parking
- Spacious light and airy sitting/dining room
- Principal bedroom with en-suite shower room
- No onward chain
- Video tour available

3 Larch Close has been a much-loved home for the past 20 years and is situated along a no-through close of just 9 properties, set back from the road. The long drive to the left of the property provides ample vehicle parking, and leads to the single garage. 2 steps lead to the front door, which opens onto the hallway, with bedroom accommodation off to the left and living space and the kitchen to the right. The light and airy, spacious sitting/dining room has a wide bay window overlooking the front garden, along with a large brick fireplace with electric fire and low maintenance laminate flooring. Light floods into the dining area which overlooks both the front and side gardens. The adjacent kitchen overlooks the side garden and has a good range of wooden wall and base units, room for a washing machine and a separate tumble dryer, a free-standing fridge/freezer and a free-standing cooker. Along the hallway is the family bathroom with a shower over the bath, a boiler cupboard and a handy airing cupboard. There are two double bedrooms to the left of the hallway, one with a fitted wardrobe. At the end of the hallway to the right is the principal bedroom with fitted wardrobe and a spacious en-suite shower room and a sliding patio door provides access to a step down to the enclosed rear garden.

**Outside** - A wide terrace runs along the back of the property, providing access to the driveway via a side gate, and also to the garage via a side door. The garden is mainly laid to lawn enclosed by some mature shrubs, trees and bushes. Beyond the garage is a terraced area that could be used for al fresco dining or possibly a shed, which might free up the garage for use as a home office or gym, if not to park a vehicle. There is an additional garden space to the other side of the property that provides access to the heating oil tank and potential for additional planting or storage.





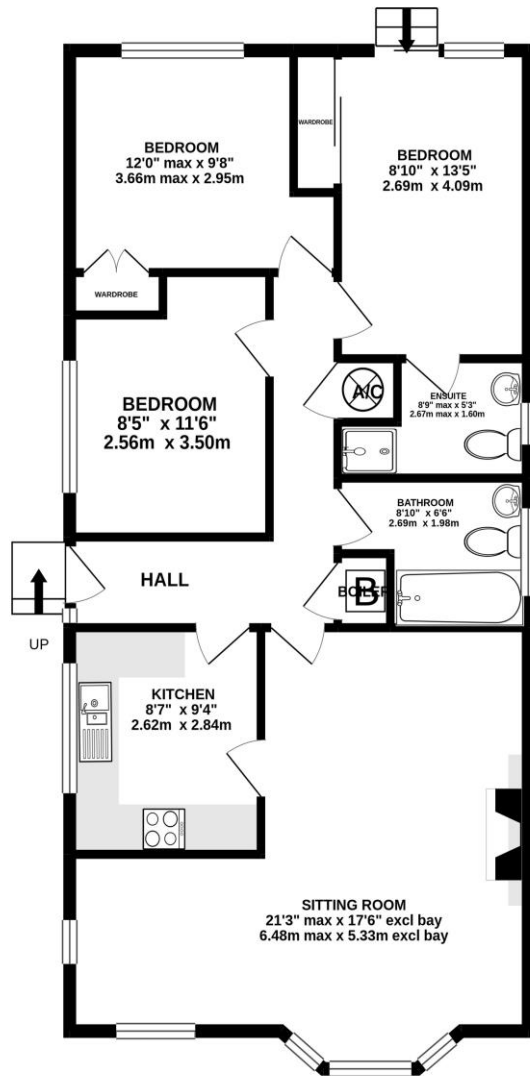
**Location** - Langford offers local shopping and social facilities along with a large, modern medical practice, primary schooling and a handy petrol station and mini-market. The "Outstanding" rated Churchill Academy and Sixth Form with its adjoining sports complex is within 1.8 miles. Bristol and Weston-super-Mare are within easy commuting distance, with a regular bus service available. Junctions 20 and 21 of the M5 motorway are each around 9 miles away for access to Bristol and beyond, and Bristol International Airport is within 6 miles. A more comprehensive range of shops and facilities is available at the nearby villages of Congresbury, Winscombe and Yatton, the latter (approximately 5 miles distant) providing direct mainline railway services to London Paddington (from 114 minutes). Within easy reach of the Mendip Hills Area of Outstanding Natural Beauty, the surrounding countryside 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

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



**DIRECTIONS** – From Robin King’s office take the High Street B3133 and continue along as it turns into Stock Lane. Continue for 2.5 miles and shortly after the right-hand turn to Muntjac Road (the Crest housing development), take the next right onto Pudding Pie Lane. Continue past Churchill CEVC primary school on the left, and take the next left onto Broadoak Road, then left onto Rowan Way. Larch Close is on the left, and the property is the 3<sup>rd</sup> house on the left-hand side

**SERVICES** – Mains electricity, water and drainage – no gas. Oil fired central heating  
**EPC RATING** - E

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band D  
£1,887.22 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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