



 3  1  1 EPC E

£240,000 Freehold

Stockmead
Langford
BS40

COOPER
AND
TANNER



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Description

This fantastic three bedroom semi-detached property is situated on a desirable corner plot in the popular village of Langford. This family home has great scope to extend the property to the side and rear for anyone looking to create their own style.

Through the entrance porch is the front door which leads through to the spacious hallway. To the left of the hallway there is the dual aspect living area allowing in plenty of natural light. This room is benefited from large French doors at the rear which leads you into the garden. Back through the hallway you will find a generous sized kitchen, fitted with a double oven separate hob and plumbing for a washing machine. Fitted with plenty of storage this kitchen also benefits from a rear aspect view of the garden with another door leading to the rear.

On the first floor you will find the three bedrooms and the family bathroom. The main bedroom overlooks the private back garden fitted with built in wardrobes and the water tank. The second bedroom overlooks the front garden of the property and also benefits from fitted wardrobes. The third bedroom overlooks the rear garden and is a fantastic sized single bedroom.

Outside

The garden is mainly laid to lawn and is enclosed by fences with a selection of mature shrubs and trees. There are two stone outbuildings, a pond and a

separate patio area. The garden is a generous corner plot and is split into two sections with a gate leading back to the front. The front garden is mainly gravelled with a further selection of mature shrubs. There is also an outside water supply. There is a garage in a garage block and ample street parking.

Location

The village of Langford offers local amenities including; local shop & fuel station, Public Houses, restaurants and an excellent Primary School. The neighbouring village of Churchill offers a Post Office, fish & chip shop & Secondary School. For a wider range of attractions & amenities the tourist town of Weston-Super-Mare lies just a few miles West, and the City of Bristol is just 13 miles away.

Directions

Travelling north along the A38 towards Bristol go across the traffic lights at Churchill into Bristol Road. Take the first turning left into Ladymead Lane and follow the road bearing right into Pudding Pie Lane. If you turn left into Stockmead and follow around taking the first left. Number 8 can be found in the bottom left of road in the corner.

Local Information Langford

Local Council: North Somerset

Council Tax Band: B

Heating: Oil Central Heating

Services: Mains Electricity, Oil Heating, Mains Water, Mains Drainage

Tenure: Freehold



Motorway Links

- M5 J21
- M5 J22



Train Links

- Weston
- Worle

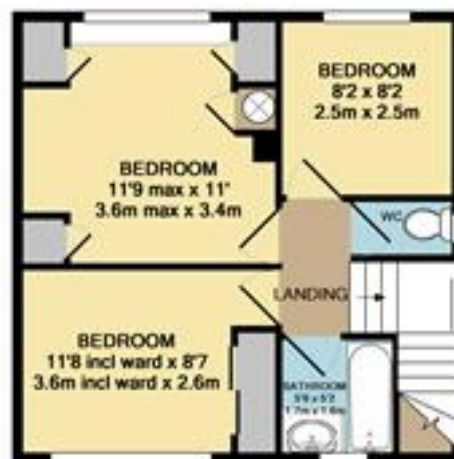


Nearest Schools

- Churchill Primary School
- Langford Primary School



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 812 SQ. FT. (75.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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