

Langford Road, Weston-Super-Mare, Somerset. BS23 3PG

£175,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This substantial mid-terrace home presents a fantastic opportunity for buyers looking to put their own stamp on a property with plenty of potential. In need of modernisation throughout, this spacious home offers a versatile layout and is ideally suited for families, investors, or those looking for a renovation project. Upon entering the property, you are welcomed by a spacious entrance hall that leads into the main living areas. The ground floor features a generous living room, separate dining room, and a good-sized kitchen. At the rear of the property, a bright sun room offers additional living space and provides access to a downstairs WC and a useful shed/storage area. Upstairs, the property comprises three well-proportioned bedrooms, a family bathroom, and a separate WC, offering ample space for family living. The home retains a traditional layout with scope to reconfigure if desired. One of the standout features of this property is its exceptionally large rear garden—an ideal space for entertaining, gardening, or potential future extensions. With its substantial size, flexible layout, and excellent outdoor space, this home offers an exciting opportunity to create a truly special residence.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Mid Terrace House
- Three Bedrooms
- Great Sized Rear Garden
- In Need of Work
- Great Sized Property



## ROOM DESCRIPTIONS

### Entrance

Main front door opening into entrance hall, door to living room and dining room

### Living Room

11' 11" x 15' 8" (3.63m x 4.78m) Double glazed window to front aspect, first place and radiator with door through to;

### Dining Room

10' 0" x 13' 7" (3.05m x 4.14m) Doors to hallway and opening to kitchen, radiator and fireplace

### Kitchen

9' 6" x 20' 4" (2.90m x 6.20m) Double glazed windows to rear aspect and door to sun room, range of wall and base units inset sink and drainer with mixer taps over, integrated oven and integrated fridge/freezer, door to pantry cupboard, radiator and space for dining table

### Sun room/Conservatory

12' 5" x 16' 8" (3.78m x 5.08m) Doors to rear garden, door to WC, storage cupboard and access to workshop/shed.

### Stairs Rising to First Floor Landing

### Bedroom One

14' 4" x 9' 4" (4.37m x 2.84m) Double glazed windows to rear aspect, radiator and built in storage, you also have door into WC which features a low level WC, wash hand basin and window to rear aspect.

### Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m) Double glazed window to front aspect, radiator

### Bedroom Three

11' 10" x 8' 3" (3.61m x 2.51m) Double glazed window to front aspect, radiator.

### Bathroom

Double glazed window to rear aspect, low level Wc, vanity wash hand basin, bath with mixer taps and fully enclosed shower with shower attachment, radiator.

### Rear Garden

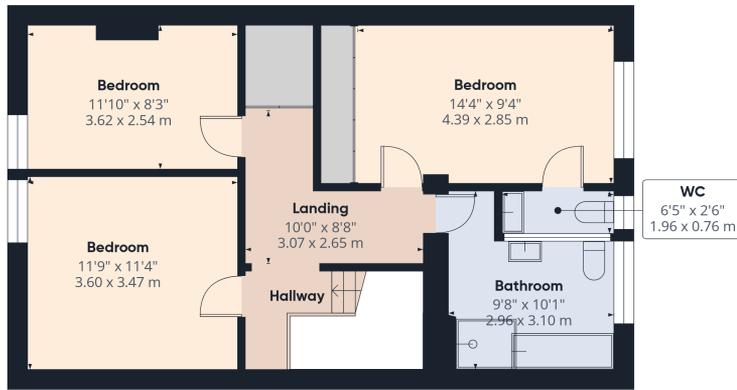
Fully enclosed and laid to lawn, the garden is very big and needs some work



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1419 ft<sup>2</sup>  
131.7 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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