



**37 Muntjac Road
Langford, Bristol, BS40 5AF**

Robin King | Estate Agents

37 MUNTJAC ROAD, LANGFORD, BRISTOL, BS40 5AF

Well balanced 3 bedroom semi-detached home with driveway parking, garage and enclosed south-facing rear garden in a select location in a popular North Somerset village convenient for access to Bristol, the M5 and beyond

APPROX 962 SQ FT • WELL FITTED KITCHEN/DINING ROOM WITH HIGH QUALITY INTEGRATED BOSCH FRIDGE/FREEZER, WASHING MACHINE & DISHWASHER • CONDENSING COMBI BOILER • PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES & EN-SUITE • CONVENIENT FOR VILLAGE PRIMARY SCHOOL AND IN CATCHMENT AREA FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 4.2 MILES AT YATTON – PADDINGTON FROM 114 MINS • ACCESS TO M5 APPROX 9 MILES JCT 20/21 • NO ONWARD CHAIN

37 Muntjac Road is a well balanced 3 bedroom family home, constructed by Crest Nicholson in 2018 with 5 years remaining on the NHBC warranty.

There is good downstairs living space including a cloakroom and a contemporary open plan kitchen/dining room with a good range of wall and base units. High quality integrated Bosch appliances include a fridge/freezer, dishwasher and washing machine. The sitting room is a good size, with French doors opening onto the terrace and enclosed garden beyond. Additional glazed panels to the side of each door include small windows that can be opened, providing flexibility.

Upstairs the principal bedroom overlooks the rear garden and includes a good range of built-in wardrobes and a stylish en-suite shower room. There are 2 further bedrooms and a smart family bathroom.

Outside – to the front of the house is a small bed planted with shrubs and a hedge, ideal for wildlife. There is driveway parking in addition to the single garage. The enclosed south-facing garden to the rear provides scope for the keen gardener, being currently laid to lawn with a small terrace by the French doors, ideal for alfresco dining and entertaining.





Location – Langford village offers local shopping and social facilities plus a large, modern medical practice and a primary school. Nearby is a handy petrol station and mini-market and the “Outstanding” Churchill Academy and Sixth Form. Further shops and facilities are available at the nearby villages of Congresbury and Winscombe. 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 are each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6.4 miles. Mainline railway services are available within 4.2 miles at Yatton, with direct services to Bristol (approx. 16 mins) and Paddington (from 114 mins). The countryside around offers many activities including wonderful walks in the surrounding Mendip hills, along with riding, sailing, fishing, walking and several golf courses.



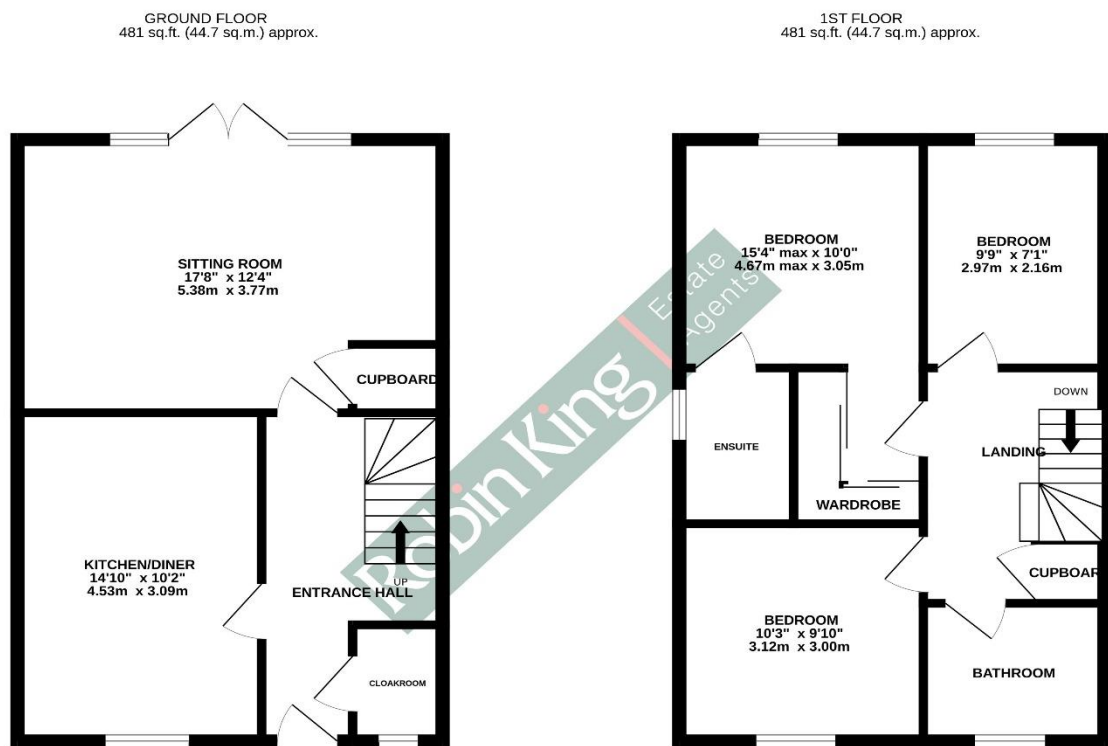
Important Notice:

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

DIRECTIONS – From our office turn right onto the B3133 High Street and continue through Congresbury village. The road becomes the Brinsea Road and then Stock Lane. After approx. 2.7 miles, just after the left turn to the veterinary school, take the next right onto Mutjac Road. Follow the road around to the left, ignoring the first left turn. No 37 is a little further along on the left hand side.

AGENT’S NOTE: An estate charge of £148.39 per six months is payable in advance, reviewed annually, to include management and maintenance of common parts including the play area, and grass/hedge cutting. **SERVICES** – All mains services are connected **EPC RATING - B**

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band D** £1,953.76 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA: 962 sq.ft. (89.3 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.
 Made with Metropix 5/2023



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT