



3 Muntjac Road
Langford, Bristol, BS40 5AG

Robin King Estate Agents

3 MUNTJAC ROAD, LANGFORD, BRISTOL, BS40 5AF

A beautifully presented 3 bedroom semi-detached home with driveway parking, garage, and enclosed south facing rear garden in a popular location with easy access to Bristol and beyond.

APPROX 1279 SQ FT ACCOMMODATION AND GARAGE • WELL FITTED KITCHEN/DINING ROOM WITH HIGH QUALITY INTEGRATED APPLIANCES • PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES & EN-SUITE • CONVENIENT FOR VILLAGE PRIMARY SCHOOL AND IN CATCHMENT AREA FOR CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 4.2 MILES AT YATTON – PADDINGTON FROM 114 MINS • ACCESS TO M5 APPROX 9 MILES JCT 21

3 Muntjac Road is a beautifully presented 3 bedroom family home which was built by Crest Nicholson in 2018. Formerly the show home, it is presented to a very high standard and offers a south facing and very private garden, office to the rear of the garage and off street parking for 2/3 cars.

A welcoming front door leads into a spacious hallway featuring a convenient cloakroom to your right and a large under stairs storage cupboard for coats and shoes. To your left is a modern open-plan kitchen/dining area, equipped with a range of white wall and base units and contrasting wooden worktops. The kitchen is furnished with integrated appliances, including a fridge/freezer, dishwasher, and washing machine. There is space for a large dining table making this room ideal for family mealtimes or entertaining with friends. To the rear, the generously sized sitting room opens onto the landscaped terrace and enclosed garden through French doors, with additional glazed panels on either side offering small windows that can be opened for added flexibility.

Moving upstairs, the landing is spacious and equipped with two large storage cupboards. To the front of the property, the principal bedroom is complete with mirrored built-in wardrobes, as well as an en-suite shower room. Additionally, there are two more bedrooms to the rear both of which overlook the garden. A stylish family bathroom, featuring a heated towel rail, completes the upstairs.





Outside – to the front of the house is a small bed planted with shrubs. There is a single garage and driveway parking for 3 cars to the lefthand side. The enclosed south-facing garden to the rear is beautifully landscaped with a terrace and path to the rear with a wooden pergola and seating area. Planted borders to either side fill the garden with colour yet provide a low maintenance space. The garage has a convenient office space to the rear accessed from the garden and provides a great space to work from home or alternatively as a hobby area. A side gate provides access to the front of the property.

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 Churchill Academy and Sixth Form. Bristol and Weston-Super-Mare are within easy commuting distance with a regular bus service available and junction 21 of the M5 motorway is around 9 miles. Bristol International Airport is within 6.4 miles. Mainline railway services are available within 4.2 miles at Yatton, with direct services to Bristol and Paddington. 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 Muntjac Road and the property is on your left hand side.

SERVICES – All mains services are connected

EPC RATING – B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND D £2,618.02 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

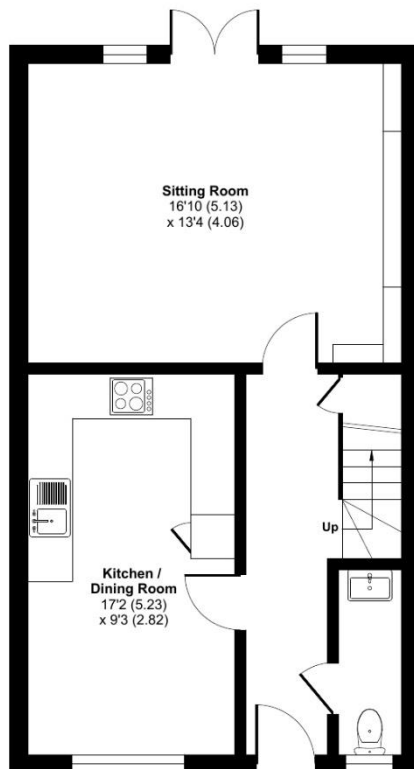
Muntjac Road, Langford, Bristol, BS40

Approximate Area = 1050 sq ft / 97.5 sq m

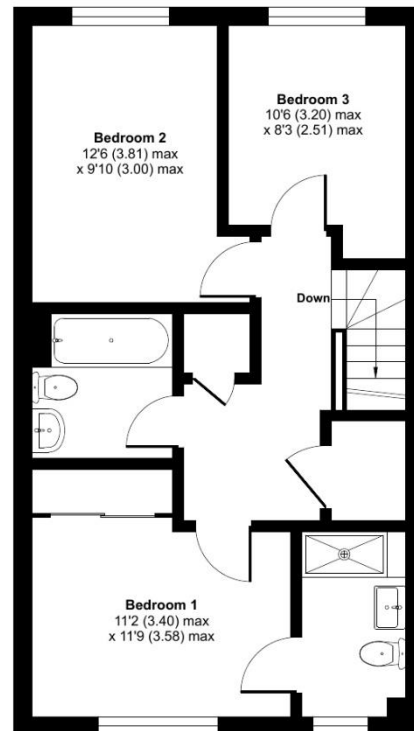
Garage = 229 sq ft / 21.2 sq m

Total = 1279 sq ft / 118.7 sq m

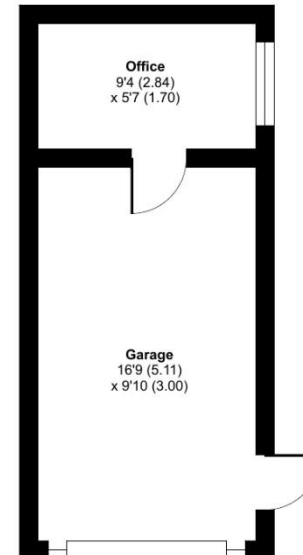
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1137679

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