

107 Muntjac Road Langford BS40 5AG

£435,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1270 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
TBC

Nearly new family home situated within the popular Crest Nicholson development in the countryside village of Langford and offered to the market with no onward chain - Built to The Welwyn design by Crest Nicholson in 2021, this superb family home offers four double bedrooms and delivers stylish, modern, open-plan living. Built traditionally over two floors, the living space on offer provides an abundance of natural light thanks to the dual aspect of the main living areas, and is positioned on the fringe of the development. Presented in show home condition throughout, this nearly new property comprises of, private, dual aspect sitting room, kitchen diner that opens out onto the garden via double doors, separate utility area and cloakroom all to the ground floor. To the first floor you will find four double bedrooms, with the principal bedroom providing the practicality of an en-suite shower room, along with built-in wardrobes. The family bathroom completes the internal accommodation on offer.

Outside, the rear garden is enclosed and laid to both lawn and two decked seating areas, that are ideal to soak up the summer sun. A pathway from the property leads to a secure gate, that provides access to the driveway and garage which has an additional room to the rear, perfect to utilise as a work from home space. The front is laid mainly to lawn and is bordered by planted bushes, a pathway leads to the main entrance.

Muntjac Road is located just off Stock Lane, providing easy access to the A38. This really makes this property ideal for those who commute into Bristol City Centre or Weston Super Mare, and is also just a short drive from both Yatton's mainline railway station and Bristol International airport. Langford is ideally located on the Mendip Hills giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities including local shops, doctors surgery and cosy village public houses.







NEARLY NEW FAMILY HOME IN THE VILLAGE OF LANGFORD



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious walks on the Mendip Hills

Langford, Wrington and Congresbury
Village centres

Churchill School

International travel from Bristol Airport

Touts convenience store in the village

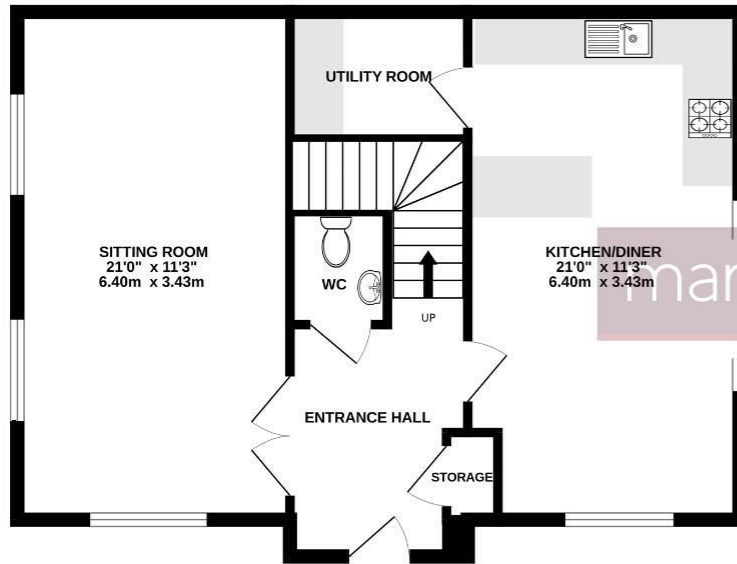


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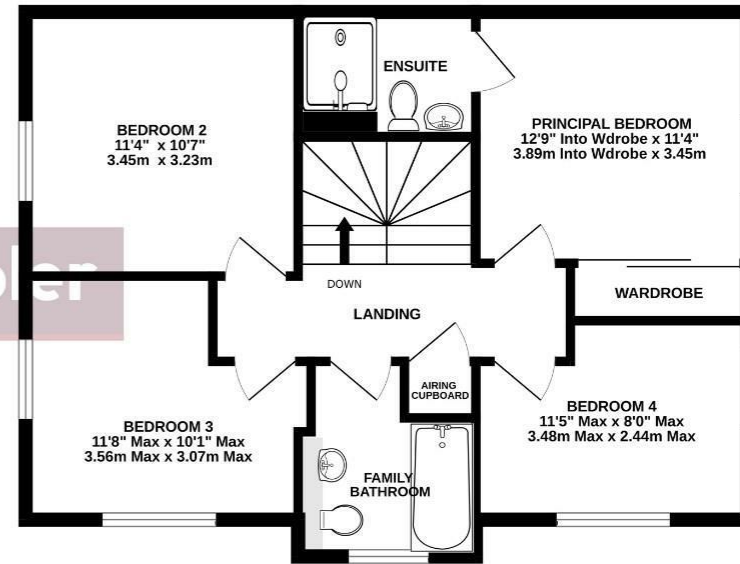




GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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