

113 Muntjac Road Langford BS40 5AG

£578,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1753.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
3



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and double  
garage



OUTSIDE SPACE  
Rear



EPC RATING  
B



COUNCIL TAX BAND  
F

Impeccably presented, modern detached family home located in the village of Langford, situated within the popular Crest Nicholson Development, available with no onward chain - This impressive property is beautifully presented throughout by the current owners and built to the few "Caldwick" designs, it offers a stylish open-plan living area, ideal for entertaining and modern living. A central entrance hall sets the tone, the kitchen diner/family room boasts two sets of French-style doors that open out onto the rear garden and flood the space with natural light. The bay-fronted sitting room runs from front to back offering a triple aspect and again opens out to the patio area via French-style doors, allowing it to flow beautifully to the kitchen diner. An additional reception room to the front offers a multitude of uses, a cloakroom and utility area complete ground floor. The feeling of space continues on the first floor with a gallery landing providing access to all bedrooms and family bathroom. The principal bedroom also boasts a dressing room along with en-suite facilities, the second bedroom provides en-suite facilities also.

Outside, the rear garden is enclosed, laid to lawn and patio seating area that is accessed via double doors from both the kitchen/family room and sitting room, creating a wonderful social outside space to entertain or simply unwind when the weather allows. A secure side gate allows access to the driveway where you will find off-street parking for two vehicles and leads to the double garage. A pathway to the front of the property leads to the main entrance, flanked on both sides by planted beds that contain a variety of shrubs.

113 Muntjac Road occupies an enviable position within the development and 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







## Exceptional modern 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  
Landford, Wrington and Congresbury  
village centres

Churchill School

International travel from Bristol  
Airport

Touts convenience store in the village



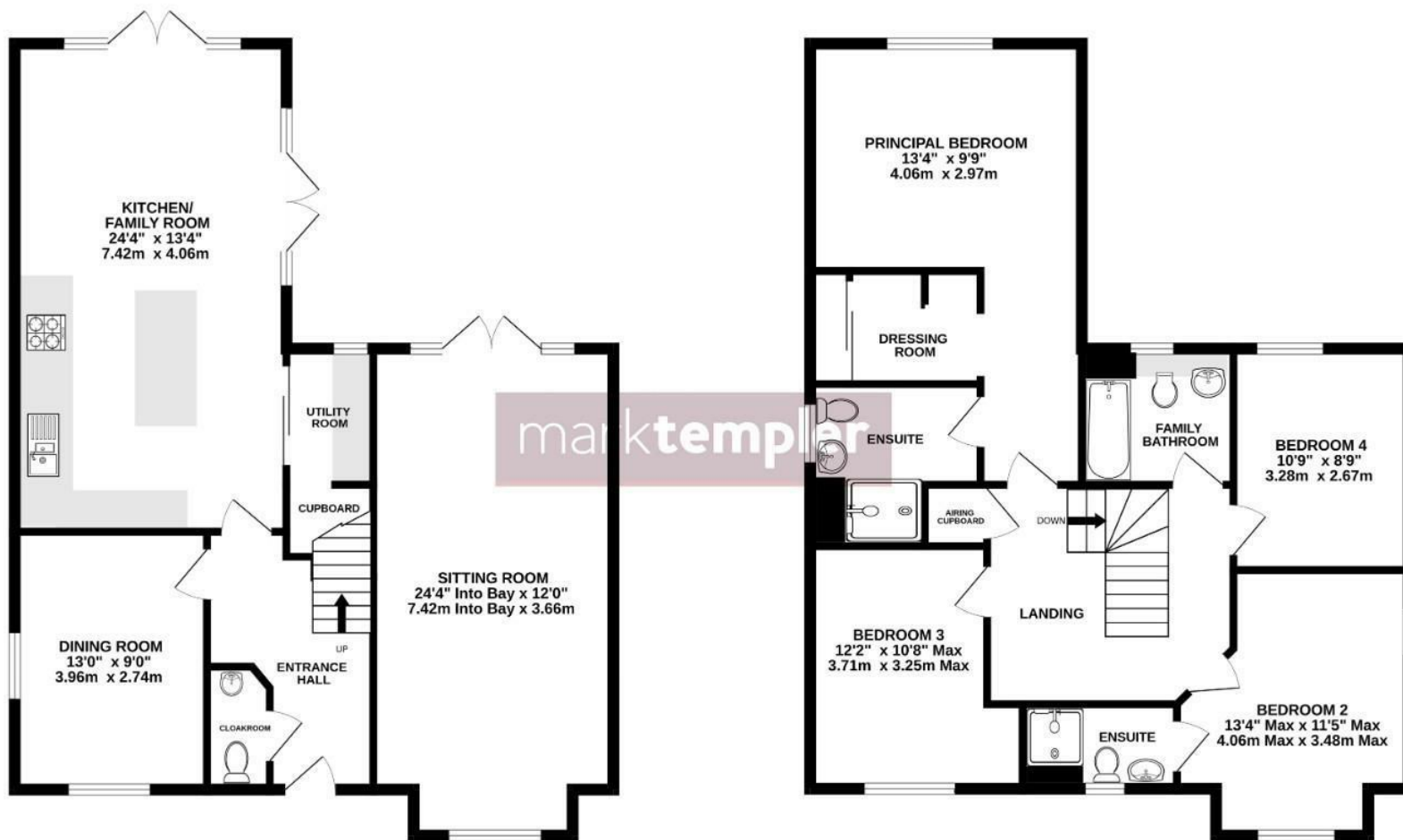
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GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR  
870 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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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