



149 Muntjac Road

Langford, Bristol

An immaculately presented three-bedroom semi-detached home with driveway parking and enclosed rear garden. Ideally located for easy access to Bristol, local amenities, and transport links.

Council Tax band: D

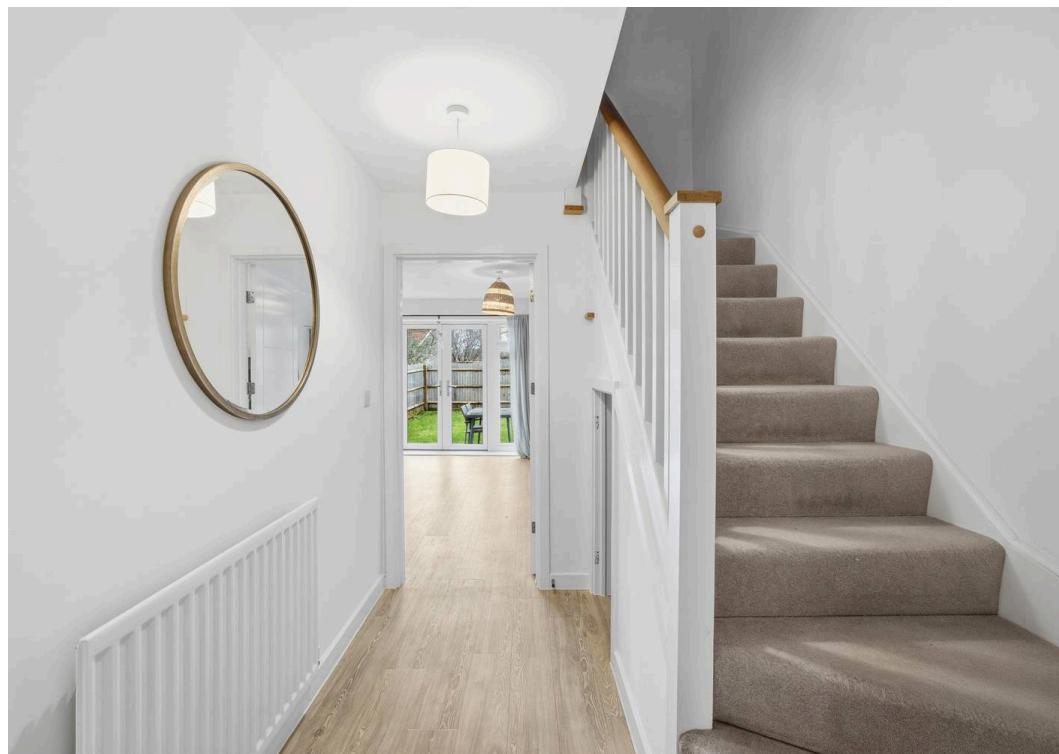
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Approx 1275 sq ft accommodation inc. garage
- Well fitted kitchen/dining room with high quality integrated appliances
- 3 Bedrooms, 2 Bathrooms (1 en-suite) and downstairs cloakroom
- Remainder of 10 year NHBC guarantee
- Quiet cul-de-sac location
- Garage and driveway parking
- Convenient for village primary school and in catchment area for Churchill Academy and Sixth Form
- Mainline railway services within 4.2 miles at Yatton, London Paddington from 114 mins







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Muntjac Road is a beautifully presented three bedroom family home, built by Crest Nicholson in 2020. It is located in the popular village of Langford on the edge of the Mendip Hills National Landscape.

Offering approximately 1295 sq ft (inc. garage) of well-planned accommodation, the property is ideal for those seeking a modern home with generous living space and excellent local amenities. The property is presented in move-in-ready condition and offers excellent internal storage alongside an abundance of natural light throughout.

The front door opens into a welcoming hallway, where you'll find a practical cloakroom to your right and useful understairs storage which provides practical storage for coats and shoes.

To the left is a stylish open-plan kitchen and dining area, fitted with sleek white wall and base units and featuring integrated appliances including a fridge/freezer, washing machine, a built-in oven, and a 4-ring gas hob. The room enjoys a sunny south facing aspect and has ample space for a full sized dining table, making it ideal for both everyday family life and entertaining.

To the rear of the property, the generously proportioned sitting room benefits from French doors that open directly onto a paved terrace and the enclosed rear garden, perfect for outdoor dining and relaxing.



Upstairs, the property offers three double bedrooms. The principal bedroom overlooks the rear garden and includes built-in mirrored wardrobes along with a private en-suite shower room. Two further double bedrooms and a modern family bathroom complete the first-floor accommodation.

Outside

At the front of the house, a small bed planted with shrubs adds kerb appeal. The enclosed rear garden offers plenty of scope for the keen gardener and is currently laid with lawn, with a small patio area just outside the French doors – perfect for relaxing or entertaining.

A single garage with is positioned to the left of the property, fitted with an up-and-over door, with driveway parking directly in front. A pathway from the garden provides direct access to the garage side door.

Location

Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form. 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 each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton has a mainline railway station with direct services to London.



Approximate Gross Internal Area 99.9 sq m / 1075 sq ft (excluding garage)
Total Area 120.3 sq m / 1295 sq ft



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.

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