

97 Muntjac Road Langford BS40 5AF

£440,000

marktempler

RESIDENTIAL SALES





 Property Type House - Detached	 How Big 1157.00 sq ft
 Bedrooms 4	 Reception Rooms 2
 Bathrooms 2	 Warmth Gas central heating
 Parking Off street & garage	 Outside Front & rear
 EPC Rating B	 Council Tax Band E
 Construction Timber frame	 Tenure Freehold

Detached four-bedroom family home, commanding an exceptional position within a modern development that borders open farmland in the village of Langford. 97 Muntjac Road is an exquisite property that delivers a distinguished blend of contemporary design, elevated specification and energy-efficient living. Constructed by Crest Nicholson in 2022, and benefiting from the remainder of its structural warranty, the home has been further enhanced by the current owners through the installation of a solar panel system, paired with a battery storage solution, significantly improving efficiency and reducing ongoing costs. The generous entrance hall leads through to an elegant box bay fronted sitting room positioned to the front, offering a refined and welcoming retreat. To the rear, the full-width kitchen/dining room forms a truly impressive social space, framed by garden and countryside views and finished with contemporary fittings befitting a home of this calibre. French doors invite a seamless flow onto the patio, creating a perfect setting for entertaining. A beautifully appointed cloakroom and thoughtfully designed utility room provide everyday convenience and complete the ground floor. Upstairs, the accommodation continues to impress, with four well-balanced bedrooms. The principal bedroom is complete with a modern en-suite shower room and built-in storage, while the additional bedrooms are served by a family bathroom, ideal for family living or hosting guests.

Outside, the rear garden is south-facing and therefore benefits from a wonderful amount of sunshine during the summer months. The garden is enclosed and offers a great deal of privacy from neighbouring homes, and sides onto open farmland. Laid mainly to lawn and patio, it is an area that is ideal for families looking for a secure space for children to burn off excess energy, entertain, or impart your personality with some landscaping. A secure gate to the side provides access to the driveway, where you will find off-street parking for two vehicles in front of the garage. To the other side, the current owners have created a covered, hard-standing area ideal for additional parking if you have a motorcycle, or simply using it for additional storage. To the front are two planted beds that contain a variety of shrubs, either side of a path that leads to the main entrance.

97 Muntjac Road is situated in a desirable position within the development, enjoying a convenient setting just off Stock Lane, offering excellent access to the A38. This makes it an ideal choice for buyers commuting to Bristol City Centre or Weston-super-Mare, while also being only a short drive from Yatton's mainline railway station and Bristol International Airport. Langford is perfectly positioned on the edge of the Mendip Hills, placing miles of outstanding natural beauty right on your doorstep. The village itself provides a welcoming community atmosphere and a good selection of amenities, including local shops, a doctors' surgery, and traditional village pubs.







Energy efficient four bedroom 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.



About this property

TENURE

Freehold with annual estate charge of £180.00 bi-annually

UTILITIES

Mains electric with 15 solar panels and a 5.2kw battery pack

Mains gas

Mains water

Mains drainage

HEATING

Gas fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

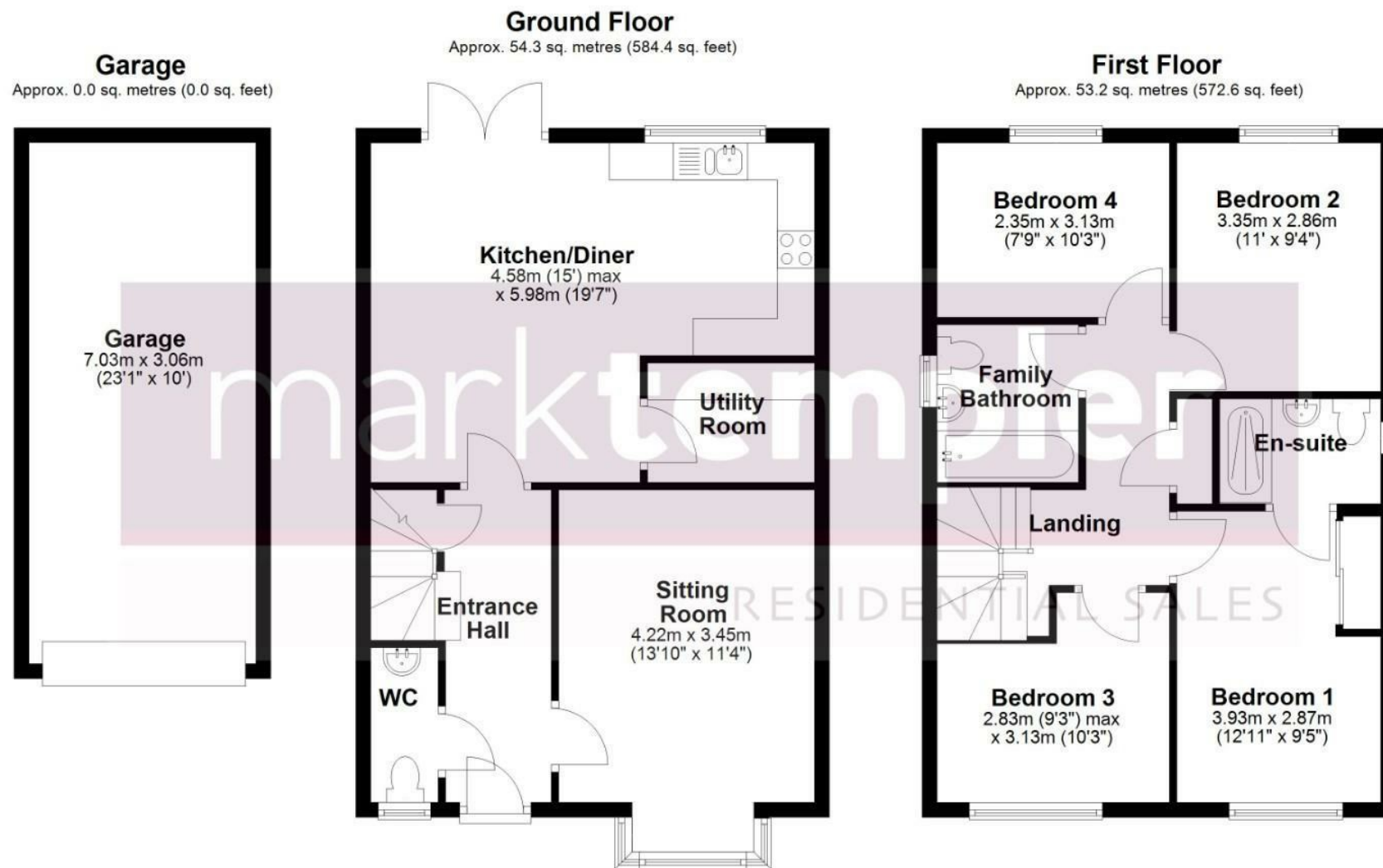
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



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Total area: approx. 107.5 sq. metres (1157.0 sq. feet)

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.

Plan produced using PlanUp.