



89 Muntjac Road

Langford, Bristol

A beautifully presented three-bedroom semi-detached home with driveway parking and enclosed rear garden, with no onward chain. Ideally located for easy access to Bristol, local amenities, and transport links.

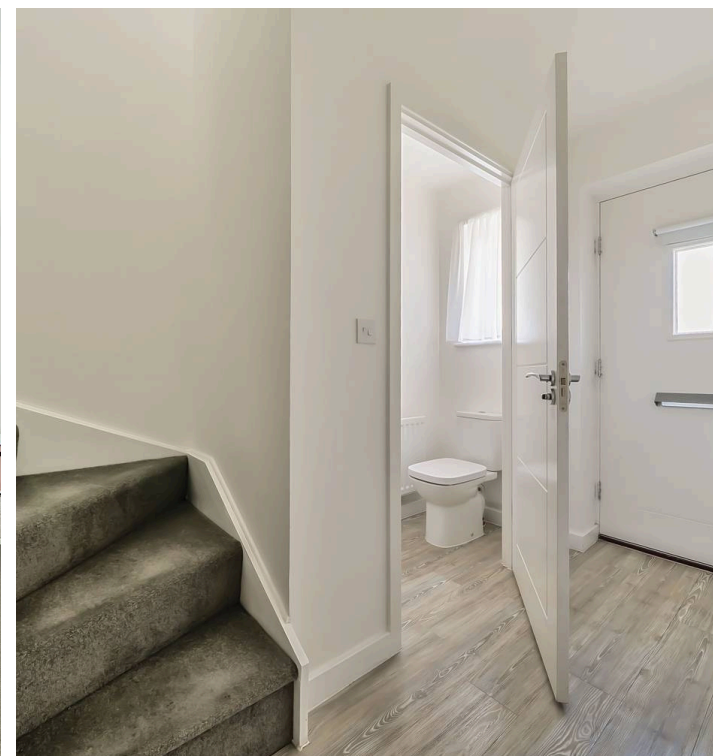
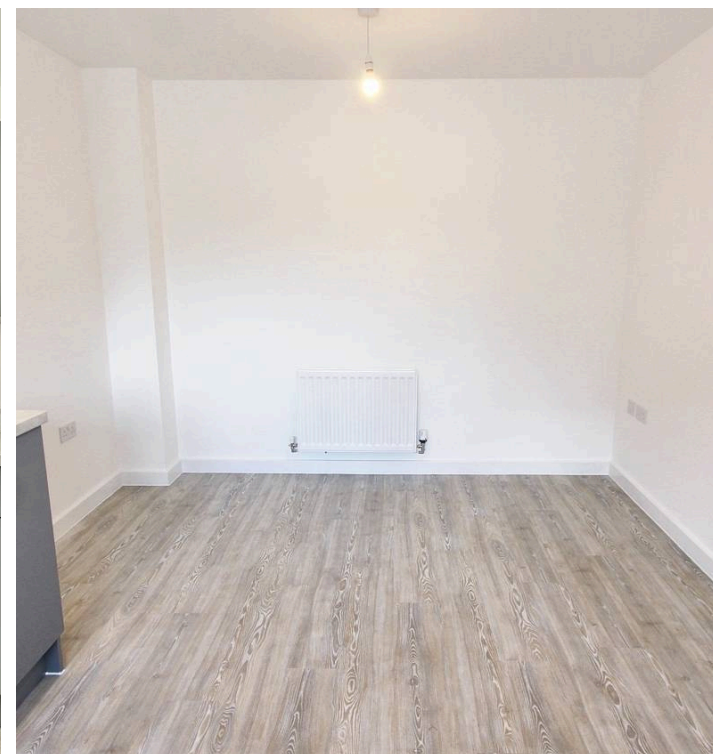
Council Tax Band: C

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

All Mains Services

- Approx 916 sq ft accommodation
- Well fitted kitchen/dining room with high quality integrated appliances
- 3 Bedrooms
- 2 Bathrooms (1 en-suite) and downstairs cloakroom
- Positioned on the edge of the development with countryside views
- Convenient for village primary school and in catchment area for Churchill Academy and Sixth Form
- Mainline railway services within 4.2 miles at Yatton-Paddington from 114
- No onward chainmins





89 Muntjac Road

Langford, Bristol

89 Muntjac Road is a beautifully presented three-bedroom family home, built by Crest Nicholson and located in the popular village of Langford. Offering approximately 916 sq ft of well-planned accommodation, the property is ideal for those seeking a modern home with generous living space and excellent local amenities.

A welcoming front door opens into a spacious hallway, where you'll find a cloakroom to your right and a large under-stairs cupboard providing practical storage for coats, shoes, and household items. To the left is a stylish open-plan kitchen and dining area, fitted with sleek grey 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 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. This bright and airy living space also includes a large built-in storage cupboard, ideal for keeping the room clutter-free.

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.



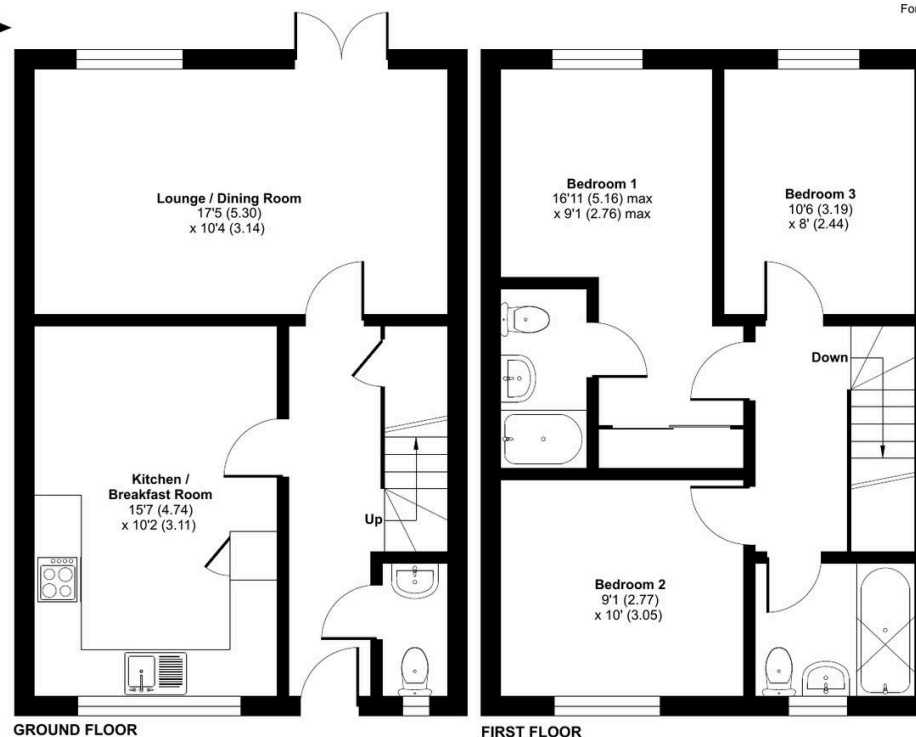
Outside – At the front of the house, a small bed planted with shrubs adds kerb appeal. The enclosed rear garden offers plenty of scope for the keen gardener and is currently laid to lawn, with a small patio area just outside the French doors – perfect for relaxing or entertaining. A side gate provides access to both the front of the property and the driveway, which offers off-street parking.

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.

Muntjac Road, Langford, Bristol, BS40

Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Robin King LLP. REF: 1300544



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