Sales 01934 842000



Lettings 01934 842000

sales@farrons.co.uk

Muntjac Road, Langford, Bristol. BS40 5AG

£1,300 Monthly *



- · Immaculate Semi Det New Build
- Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Downstairs Cloakroom
- 3 Bedrooms
- Master En Suite, Sep Bathroom
- Gas C/H, Upvc Double Glazing
- Enclosed Rear Garden, Garage, Parking
- No Pets

Ref: PRA10095

Viewing Instructions: Strictly By Appointment Only



30 Woodborough Road, Winscombe, North Somerset BS25 1AG

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General Description

Immaculate New build semi detached house, Lounge/diner, fitted kit/breakfast room, cloakroom, 3 beds, master en suite, separate bathroom. gas C/H, Upvc D/G, garage, Parking, rear garden. Avail end Nov. EPC B

Accommodation

Entrance

Door with double glazed window

Hallway

Radiator, staircase raising to first floor accommodation

Lounge / Diner (17' 04" x 11' 11") or (5.28m x 3.63m)

Upvc double glazed windows to either side of the double glazed patio doors leading out onto the rear garden, two radiators, built in storage cupboard

Kitchen / Breakfast Room (14' 06" x 9' 08") or (4.42m x 2.95m)

Upvc double glazed window to the front, fitted with a range of wall, base and drawer units, worktops over, built in oven, built in hob, extractor fan over, integral fridge/freezer, integral washing machine, stainless steel single drainer sink unit with mixer tap, ceiling spotlights, radiator

Cloakroom

Upvc double glazed frosted window, White suite comprising wash hand basin, wc, radiator

Landing

Built in cupboard housing gas fired boiler supplying central heating and domestic hot water

Bedroom 1 (17' 0" Max x 9' 11") or (5.18m Max x 3.02m)

17ft max 9ft 8ins min x 9ft 11ins. Upvc double glazed window to the rear, radiator, range of mirrored sliding door wardrobes

En Suite

White suite comprising walk in shower, pedestal wash hand basin wc, ladder radiator, shaver point, extractor fan

Bedroom 2 (9' 11" x 9' 05") or (3.02m x 2.87m)

Upvc double glazed window to the front, radiator

Bedroom 3 (9' 04" x 6' 08") or (2.84m x 2.03m)

Upvc double glazed window to the rear, radiator

Bathroom

Upvc frosted double glazed window, White suite comprising panelled bath, mixer tap shower unit over, pedestal wash hand basin, w.c, ladder radiator

Garage & Driveway (22' 07" x 9' 05") or (6.88m x 2.87m)

Parking to the side of the property. The garage has an up and over door, power and light, door out onto the rear garden

Gardens

The front area has shrubs. The rear garden will be turfed with a patio area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:84

Council Tax

Band Not Specified





















All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.