

51 Mendip Road Yatton BS49 4HP

£485,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Link detached house



HOW BIG

1348.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

D

Beautifully presented, link-detached four-bedroom home, affording views of the countryside behind - This wonderful property has been extended by the current owners, and now boasts a fantastic kitchen diner/family room that opens out onto the rear garden creating a modern, social layout, making the most of the countryside views on offer. Entered to the side, the entrance hall separates the ground floor accommodation, the sitting room is bathed in natural light thanks to the dual aspect, and is situated to the front of the property. The social hub of the home is the kitchen diner to the rear, which opens out to the garden via bi-folding doors, a wonderful space for the family to interact or entertain. A separate utility room with integral access to the garage is a welcome addition, as is the downstairs shower room. To the first floor, you will find four bedrooms and a family bathroom, the two bedrooms to the rear benefiting from glorious countryside views.

Outside, the rear garden backs onto the open countryside and offers a wonderful environment to unwind. Laid to lawn and a raised decked seating area with planted beds containing an array of mature shrubs, bushes, flowers, and even an apple tree. The front is laid to lawn with a planted bed in front of the property that contains a variety of shrubs and bushes. The driveway is laid to block paving, providing ample off-street parking, and leads to the garage.

Mendip Road is a popular spot giving you the ideal balance of the convenience of Yatton's amenities in one direction, including the shopping precinct and Yatton's highly regarded primary school with the countryside in the other. Also just up the road is Yatton's railway station with mainline connections to Cornwall, Devon, Bristol, London and beyond.







Extended family home backing onto Yatton's countryside



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 countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



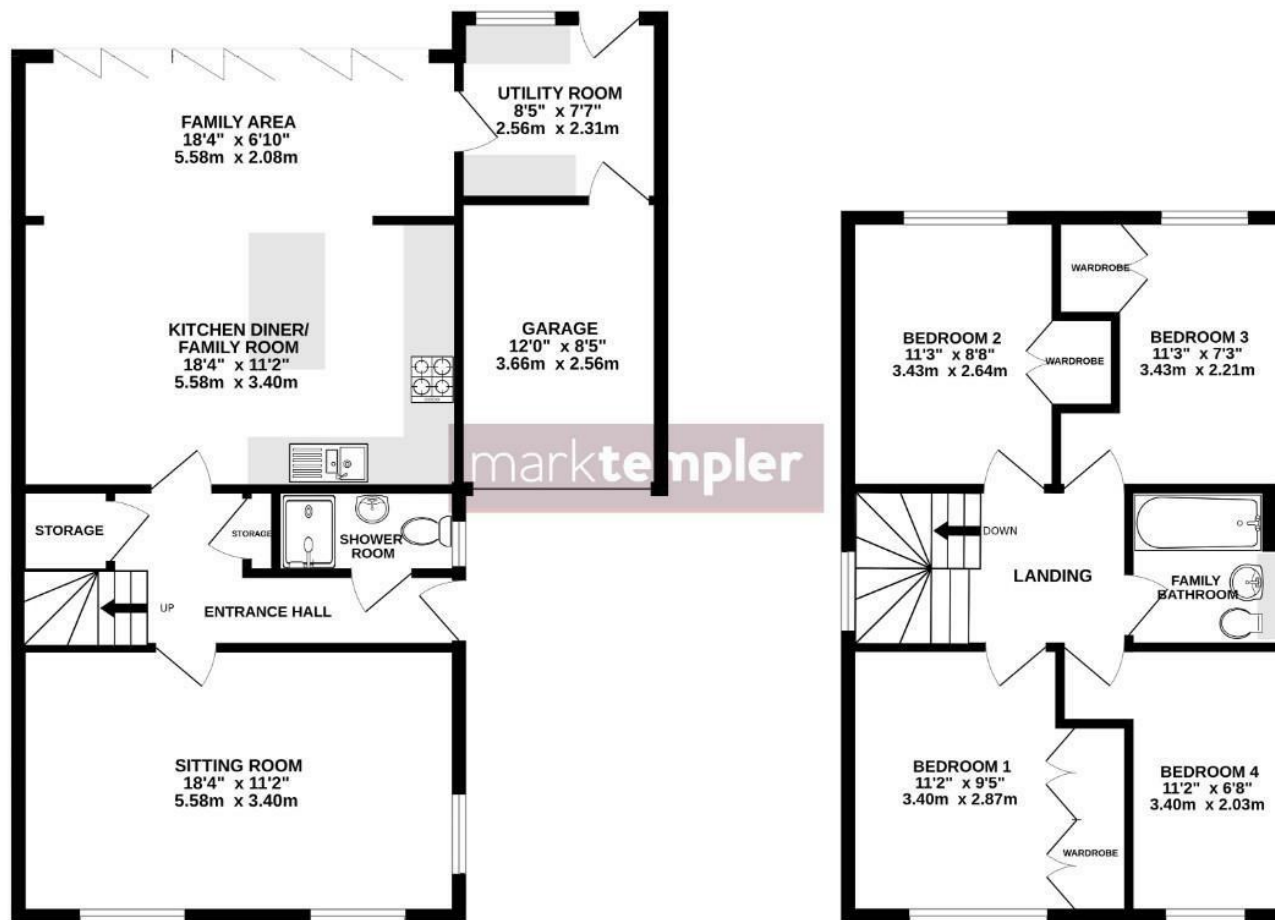
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GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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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