

255 Mendip Road Yatton BS49 4DG

£420,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1203.80 sq ft



BEDROOMS
3



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

Extended three bedroom detached bungalow boasting views over fields with no onward chain – 255 Mendip Road is a delightful extended home offering easy living over a single level, that is ideally positioned to provide level access to Yatton's doctor's surgery, mainline railway station and shopping precinct which are all within walking distance. The light and airy accommodation is well presented throughout, accessed via the entrance hall that in turn leads to all principal rooms. The main living accommodation is situated to the rear of the property, making the most of the views on offer and comprises a spacious lounge diner and conservatory. The fitted kitchen benefits from being extended and leads to a separate utility room. The bedrooms are located towards the front, along with both the family bathroom and family shower room. This completes the internal accommodation on offer.

The crowning jewel is the mature south westerly facing rear garden, which has been beautifully tended to provide a simply great place to relax or entertain, whilst taking in the countryside views. Laid mainly to lawn, with mature planted beds that are adorned with a variety of plants and shrubs, with strategically placed seating areas set around the garden. The front is also laid to lawn enjoying established borders, with a driveway providing off-street parking for a couple of vehicles and leads to a single garage. An additional pathway provides side access to the rear.

Bungalows presented in such good order rarely come to the market, book your viewing now to avoid disappointment.







Delightful bungalow with views over 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



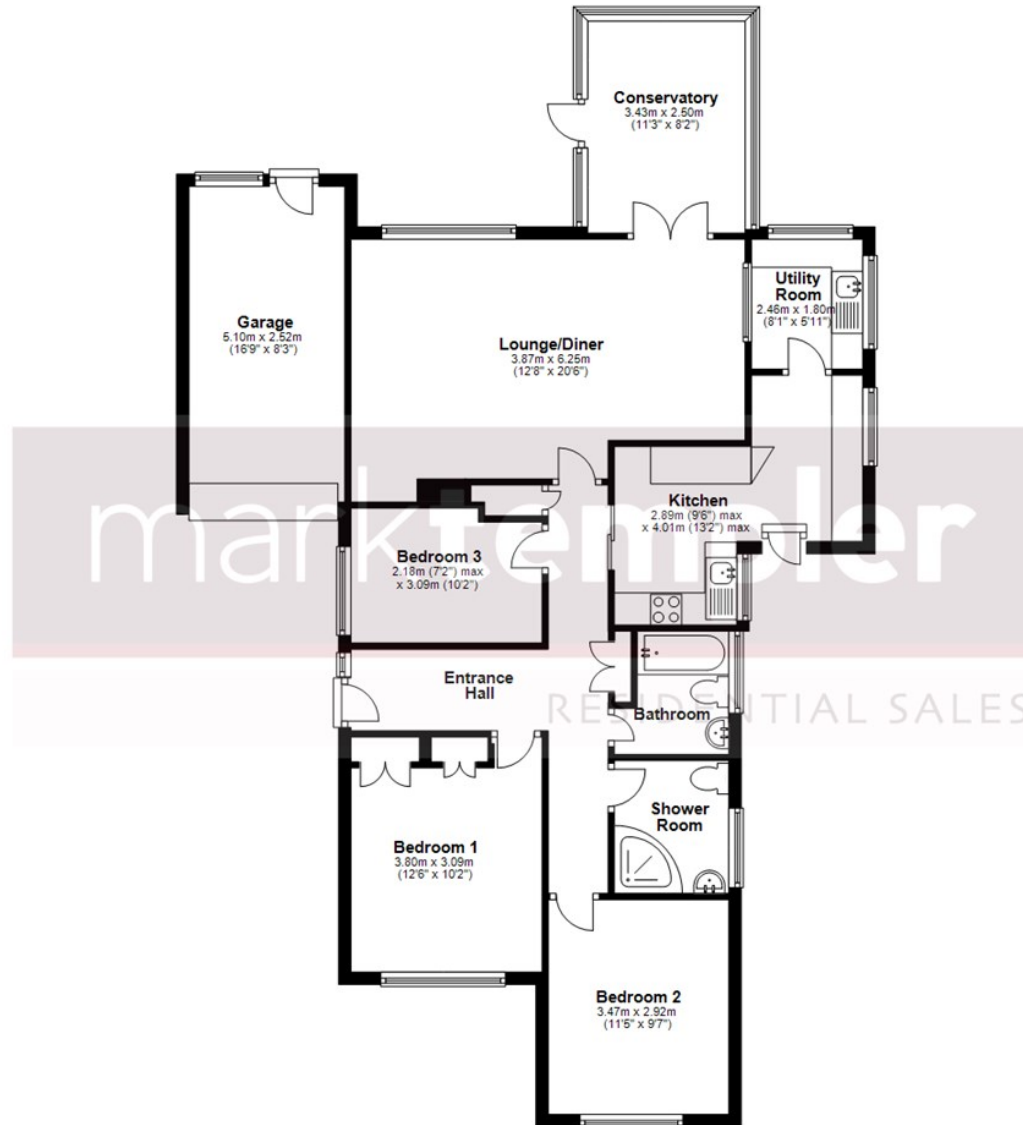
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Ground Floor

Approx. 111.8 sq. metres (1203.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.8 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.