

160 Mendip Road Yatton BS49 4ET

£335,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1254.40 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



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  
B



Exceptionally spacious three double bedroom family home, ideally situated for easy access to Yatton High Street – 160 Mendip Road is a well presented three bedroom semi detached home that offers exceptional space for the growing family. The light and airy accommodation is traditionally laid out over two floors, and accessed via a spacious entrance hall leading to all principal rooms. The spacious private sitting room is situated at the front of the property, an ideal tranquil environment to enjoy during a relaxing evening. To the rear of the ground floor, you have a generous extended kitchen open to a separate utility area. The kitchen enjoys an array of fitted cabinets and a raised double oven with an archway leading to a utility. The dining room is also accessed from the kitchen, perfect for entertaining and family dining. Further ground floor accommodation includes cloakroom WC. Upstairs, benefits from three double bedrooms and four piece family bathroom suite.

Outside, the property enjoys an enclosed private rear garden with areas laid to lawn, patio and raised deck with raised planted borders housing established shrubs, ideal for sitting back, relaxing and enjoying the summer sunshine. The front is pleasantly set back from the road with a low maintenance garden plus off street parking in front of the garage.

160 Mendip Road is situated centrally in Yatton and ideally located for all the villages amenities including shopping precinct, local village schools, and Mendip Vale Medical Practice. This property is also within the catchment area for the highly regarded Backwell secondary school, and in a prime position for commuters, as it is within walking distance to Yatton's mainline railway station and a short drive to the M5.





Ideally situated within Yatton village with three double bedrooms



#### 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...

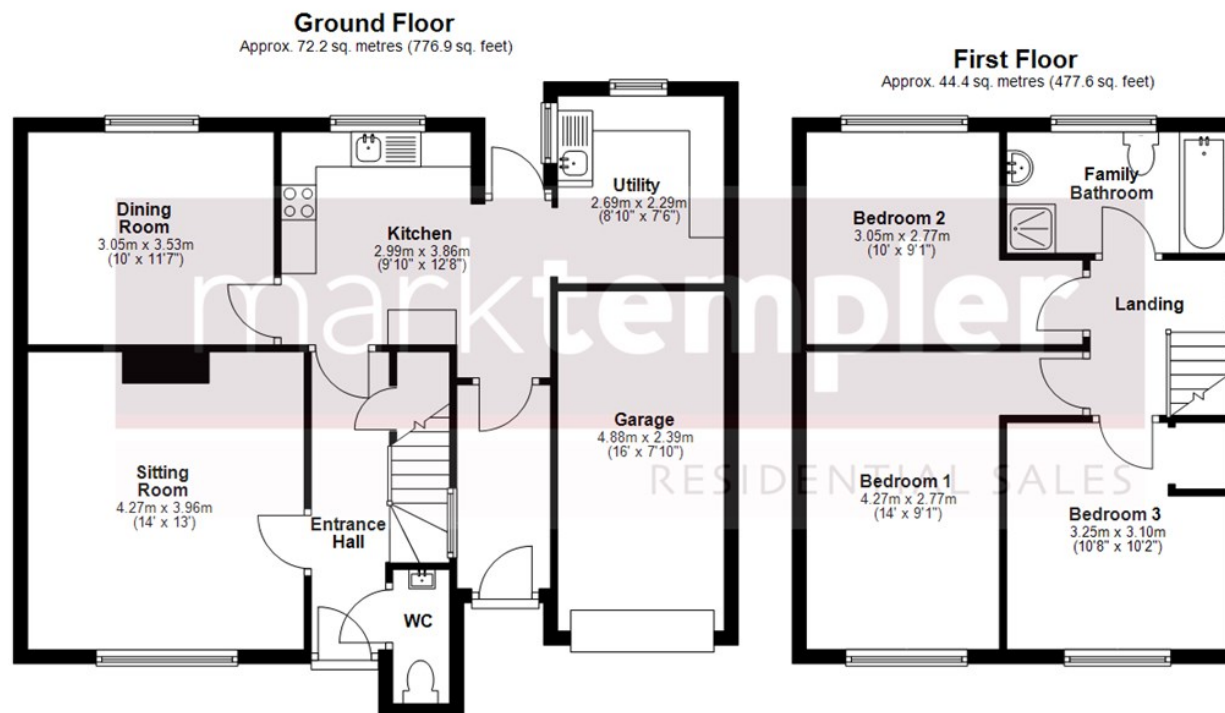
- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



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Total area: approx. 116.5 sq. metres (1254.4 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.