

210 Mendip Road Yatton BS49 4BZ

£525,000

mark**templer**

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1948.40 sq ft



BEDROOMS
5



RECEPTION ROOMS
1



BATHROOMS
3



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
E

A substantial and well-presented five-bedroom detached home, ideally situated in a popular, residential area of Yatton. 210 Mendip Road offers generous and versatile accommodation across two floors, making it an ideal choice for growing families or those seeking flexible living space. The ground floor welcomes you with a spacious entrance hall and a convenient cloakroom WC. At the heart of the home is a stunning open-plan kitchen, dining and family area—perfectly designed for modern living and entertaining. This expansive space enjoys views and access to the rear garden, while a separate sitting room provides a cosy retreat for quieter moments. The ground floor also benefits from a garage and a storm porch, adding practicality and convenience to the layout. Upstairs, the first floor hosts five well-proportioned bedrooms, offering flexibility for family, guests, or home working. The principal bedroom features an en-suite shower room and built-in storage, while the second bedroom also enjoys en-suite facilities. A stylish family bathroom serves the remaining bedrooms. The layout has been thoughtfully designed to balance privacy and functionality, with ample space for everyone.

The rear garden at 210 Mendip Road offers a generous and versatile outdoor space, ideal for families and those who enjoy spending time outside. Enclosed by a combination of brick walling and timber fencing, the garden provides a good degree of privacy and a secure environment. A mix of lawn and hard landscaping creates a practical layout, with scope for further enhancement, while mature trees and shrubs add colour and character. With ample space and a variety of features, this garden is ready to be shaped into a truly special outdoor retreat. The front of the property presents a welcoming and well-established approach, with a generous driveway providing off-street parking and access to the garage, framed by mature shrubs and bushes.

Mendip Road is a well-regarded residential address within easy reach of Yatton's wide range of amenities. The village offers a thriving community with shops, cafes, schools and nurseries and falls within the catchment for the highly regarded Backwell School. Yatton railway station is nearby, providing direct mainline connections to Bristol, London and the South West. Excellent road links via the A370 and M5 make this an ideal location for commuters and families alike.







Substantial detached family home, ideally situated for access to Yatton's mainline railway station



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

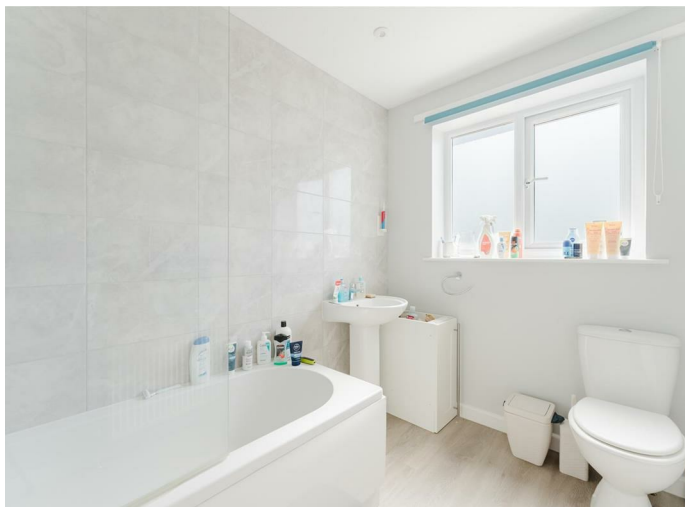
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

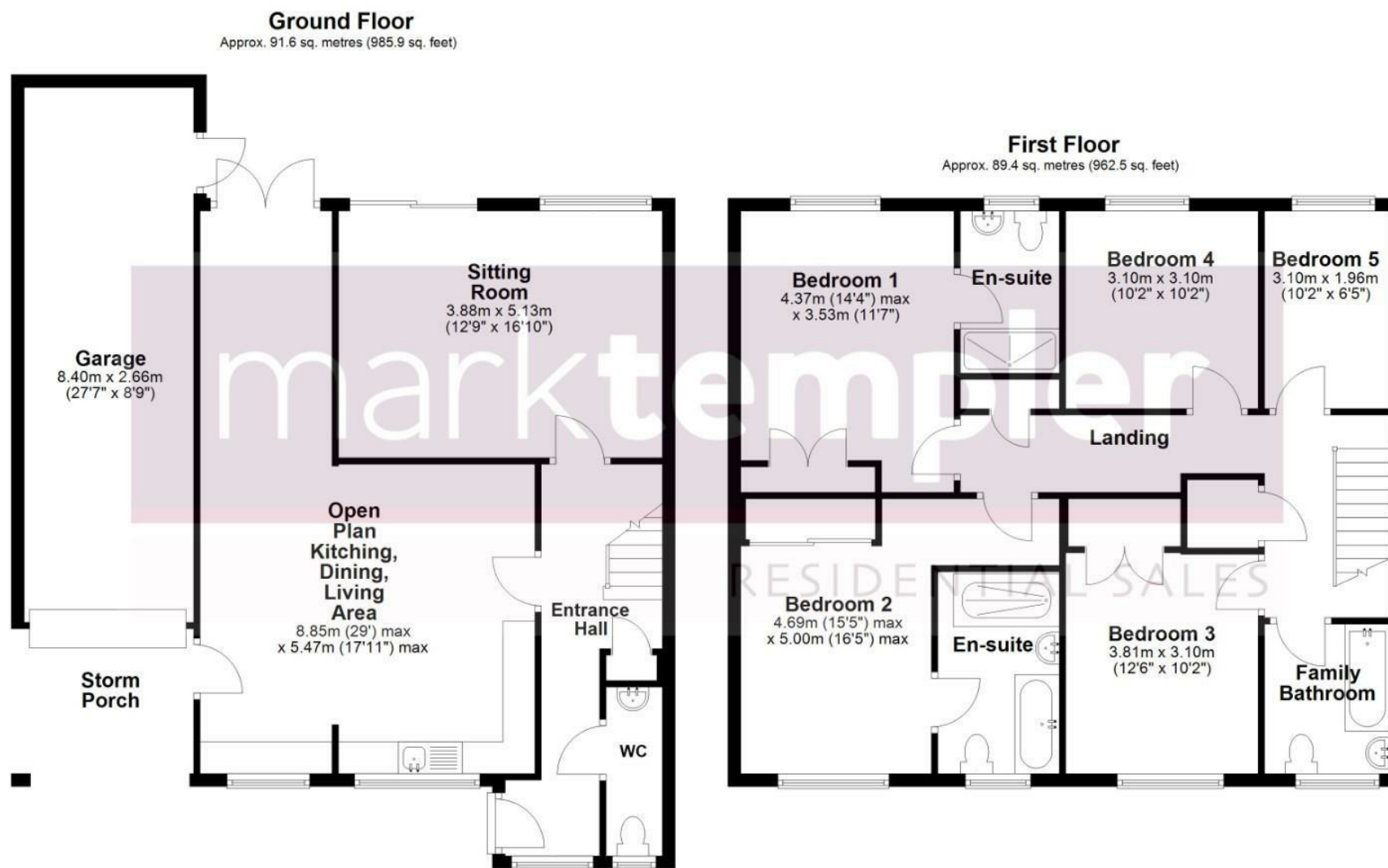
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 181.0 sq. metres (1948.4 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.