

marktempler

RESIDENTIAL LETTINGS



195a Mendip Road Yatton BS49 4ET
£1,570 Per Calendar Month

Recently constructed luxury town house with allocated parking



PROPERTY
TYPE

Terraced
Town House



LOCATION

Yatton



BEDROOMS

4



RECEPTION
ROOMS

1



BATHROOMS

4



WARMTH

Gas central
heating &
double glazing



PARKING

Two allocated
parking
spaces



OUTSIDE SPACE

Enclosed rear
garden

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- Brand new luxury town house set over three floors
- Flexible four double bedroom accommodation
- Deposit - Security Deposit - £1811.50
- Term - Term - 12 months
- EPC Rating - B
- Council Tax Band - D



more details

Recently constructed in 2021, contemporary town house providing well planned four double bedroom accommodation set over three floors.

The property has been finished to an excellent standard and offers contemporary fittings throughout. This spacious light and airy home benefits from a large open plan living space with the kitchen area enjoying integrated appliances and the lounge/dining area with French doors leading out to the rear garden. On the first floor there is the main bedroom with en-suite shower room, bedroom 2 with delightful countryside views and a family bathroom. On the third floor there are two further bedrooms and a family shower room.

Outside there is an enclosed rear garden which provides access leading to the allocated tow allocated parking spaces situated close by.

Mendip Road is a popular spot giving you the ideal balance of the convenience of Yatton amenities in one direction and picturesque countryside in the other. The village centre provides various shops and is an excellent commuter base to Bristol City centre, the West Country and London via the local railway. EPC=B

Entrance

composite double glazed entrance door leading to:

Entrance Hall

with stairs rising to the first floor, smoke alarm, radiator, laminate flooring, doors to:

Cloakroom

with obscure double glazed window to front, low level w.c., wall mounted wash hand basin, radiator, laminate flooring.

Open Plan Living Space

15' 5" x 26' 8" (4.70m x 8.12m)

Lounge/Dining Area

with double glazed French doors leading to the rear garden, two radiators, built in storage cupboard, laminate flooring, opening to:

Kitchen Area

with double glazed window to front, kitchen is fitted with a matching range of wall and base units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, appliances include integrated double electric oven with gas hob and extractor hood over, integrated dishwasher, integrated washer dryer, integrated fridge freezer.

First Floor

Landing

with smoke alarm, radiator and doors to:

Bedroom 1

11' 10" x 10' 0" (3.60m x 3.05m)

with double glazed window overlooking the rear garden and countryside views, radiator, door to:

En-Suite Shower Room

with obscure double glazed window to rear, shower cubicle with mains shower and tiled surrounds, low level w.c., wall mounted wash hand basin, wall mounted heated towel rail.

Bedroom 2

15' 5" x 10' 7" (4.70m x 3.22m)

with double glazed windows to front, radiator.

Family Bathroom

white suite comprising panelled bath with shower attachment over the bath, low level w.c., wall mounted wash hand basin, part tiled surrounds, wall mounted heated towel rail, shaving point.

Second Floor

Landing

with smoke alarm and doors to:

Bedroom 3

15' 4" x 9' 5" (4.67m x 2.87m)

with double glazed window overlooking the rear garden and providing countryside views, radiator.

Bedroom 4

11' 8" x 10' 7" (3.55m x 3.22m)

with double glazed window to front, radiator, built in storage cupboard.

Family Shower Room

with shower cubicle with mains shower, low level w.c., wall mounted wash hand basin, part tiled surrounds, wall mounted heated towel rail, extractor fan, shaving point.

Outside

Front

mainly laid to lawn with pathway leading to the front door, shrub border.

Rear Garden

Bound by panel fencing, area laid to lawn, outside storage container, patio area with pathway to rear gated access leading to:

Parking

Two allocated parking spaces situated close to the house, accessed via Strawberry Drive.







considerthis

This property is available to move into from approximately 31st May

what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

- **Holding deposit - equivalent to 1 week's rent**
This deposit will reserve the property.

Once references are complete, you will be asked to pay:

- **First month's rent**
- **Security deposit - equivalent to 5 weeks' rent (for rents under £50,000 per year)**
This covers damages or defaults on the part of the tenant during the tenancy.

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- Large open plan living space with the kitchen area including all integrated appliances
- Short walk to the village centre and mainline railway station
- Downstairs cloakroom, en suite shower room, family bathroom and further shower room
- Yatton primary school and Backwell School catchment areas



Mark Templer Residential Lettings 6 Kenn Road Clevedon BS21 6EL t 01275 343322 e rental@marktempler.co.uk w marktempler.co.uk

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