



209 Mendip Road

Yatton, Bristol

209 Mendip Road is a well-presented three-bedroom detached home in popular Yatton. It features stylish interiors, a landscaped south-facing garden, garage, and driveway. Close to schools, shops, and excellent transport links including rail to London, the M5, and Bristol Airport.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Approx. 1009 sq. ft. of accommodation
- Three bedroom detached home
- Popular central village location
- Gas central heating
- Double glazing
- Open plan living room/dining room
- Driveway and garage
- Private and beautifully landscaped rear garden
- Stylish fitted kitchen
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Yatton, Bristol

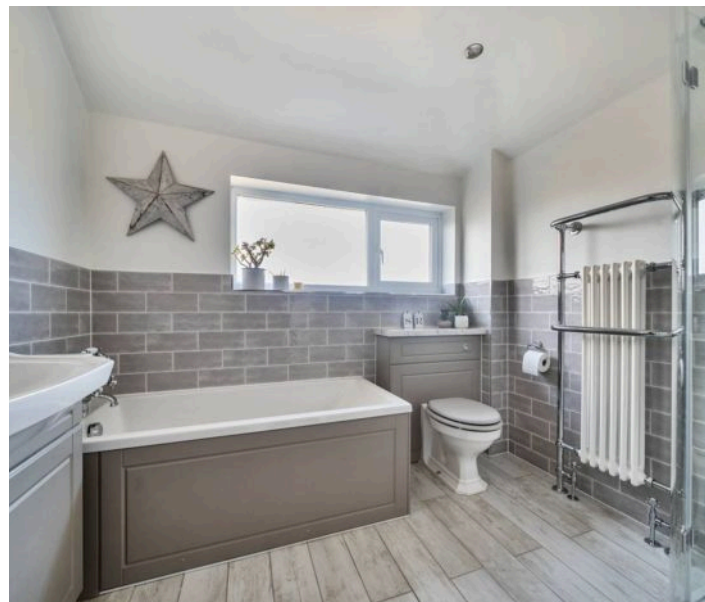
209 Mendip Road is a very well-presented three-bedroom detached home situated in a popular village location, close to local amenities and excellent transport links. It offers approximately 1009sq. ft of flexible family accommodation, along with a garage, parking, and a beautifully landscaped, south-facing rear garden.

Upon entering you are immediately struck by the high-quality finish of the property. The hallway features engineered oak flooring, complemented by smart grey painted walls and a contrasting dado rail. It also has a practical under-stairs storage cupboard.

To the left is the spacious living/dining room — a large, welcoming space with dual-aspect views to the front and rear of the property, and ample room for a family-sized dining table. Sliding doors open onto the garden, seamlessly blending indoor and outdoor living to a recently installed dining terrace is perfect for alfresco meals or summer barbecues.

From here a door leads through to a well-presented kitchen, fully fitted with bespoke units. It includes an integrated induction hob, electric oven and space for a full-height fridge/freezer, washing machine, and tumble dryer.

Upstairs, there are three good-sized bedrooms and a stylish bathroom, which features both a bath and a separate shower with a waterfall showerhead. In addition, there are multiple fitted cupboards, providing ample storage.



Outside

The front of 209 Mendip Road features an attractive lawn, along with a gravelled and brick-paved pathway leading to the front door. The south-facing rear garden has been beautifully landscaped, with raised flowerbeds edged with railway sleepers, a recently added dining terrace adjacent to the house, a small lawned area, and a garden shed. A driveway to the side of the property leads to the garage.

Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.



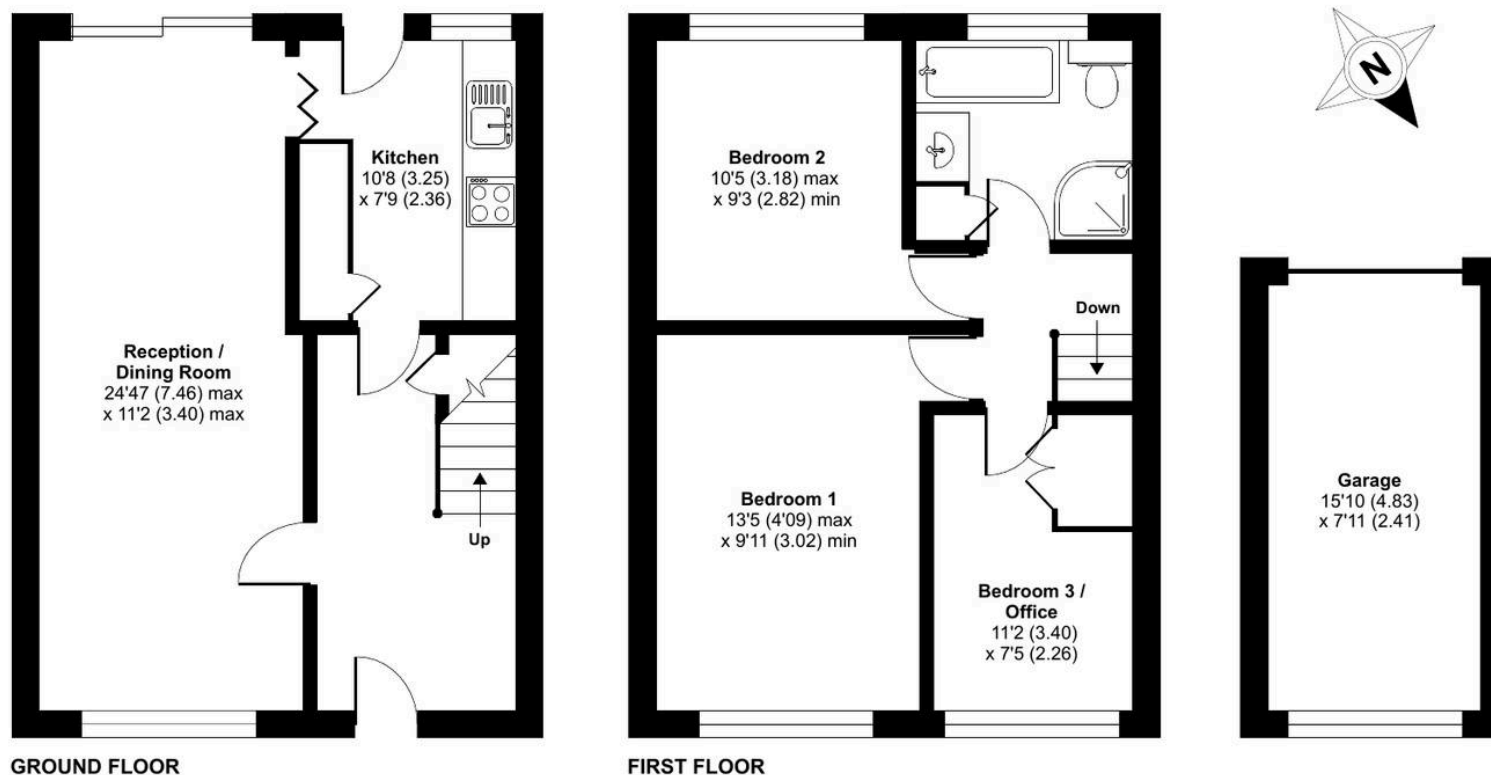
Mendip Road, Yatton, Bristol, BS49

Approximate Area = 884 sq ft / 82.1 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1271848

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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