



**Mendip Road, Yatton**  
**£320,000**



**debbie fortune**

ESTATE AGENTS

[www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)





**Bedrooms: 4**

**Bathrooms: 1**

**Receptions: 2**

Occupying a pleasant position overlooking an open green to the front of the house and a generous south/east facing garden to the rear, this well-proportioned four-bedroom family home is an ideal purchase for those seeking a convenient location within the village, with lots of potential.

The property comprises a kitchen/breakfast room, sitting room and cloakroom on the ground floor with an internal access door to the large tandem garage and four bedrooms and a family bathroom on the first floor. The sitting room features patio doors that lead out to the rear garden, and the kitchen/breakfast room has plenty of room for a breakfast/dining table.





Outside there is a good-sized garden to the rear with vehicular access and a driveway leading to the tandem garage, within the garden there is an area of lawn and a patio and borders with a number of small trees and plants.

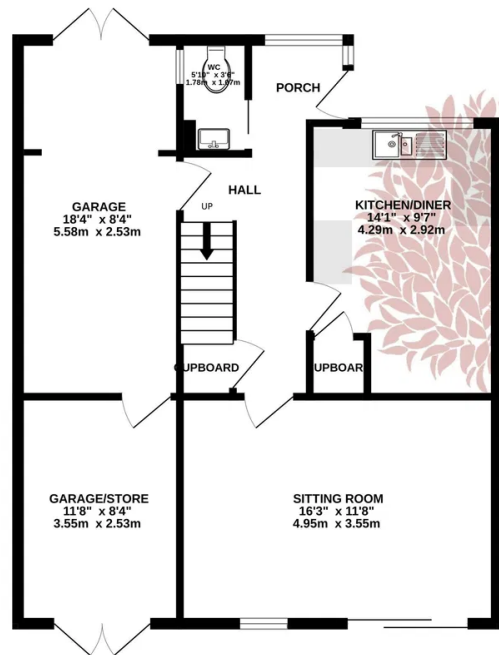


**What we love about this property...** a really great opportunity to put your own stamp on a sensible priced house! The location of the property is excellent - close to schools, shops, footpaths and the mainline train station, making it ideal for commuters.

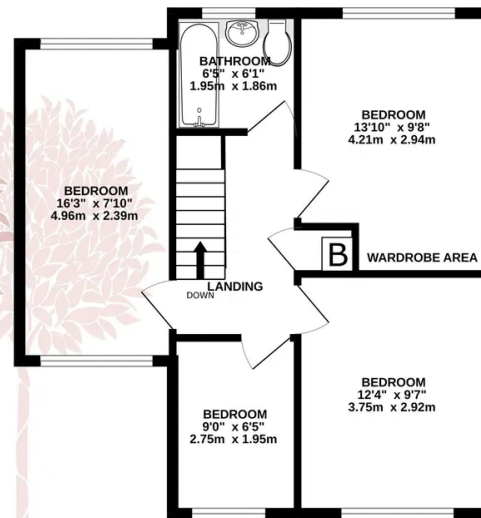




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 998sq.ft. (92.7 sq.m.) approx.

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.  
Made with Metropix ©2025



**Situation:** The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol, London Paddington, Exeter and the South West on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to Europe and the USA. The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing, and the seaside is less than a half hour drive (or train) away. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

**Directions:** Travelling into Yatton from the Congresbury direction, turn left into Mendip Road (just past Cadbury House on the right). Continue along Mendip Road and you will eventually see No. 223 on the left-hand side. What3Words: ///untrained.crawled.digress

**Material Information:** This property operates on gas central heating. Council Tax band: C