

Robin King | Estate Agents

210 Mendip Road, Yatton - BS49 4BZ

£485,000

210 Mendip Road

Yatton, Bristol

Spacious five-bedroom detached home in Yatton, with open-plan living, two en-suites, a generous enclosed garden, garage and ample driveway parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

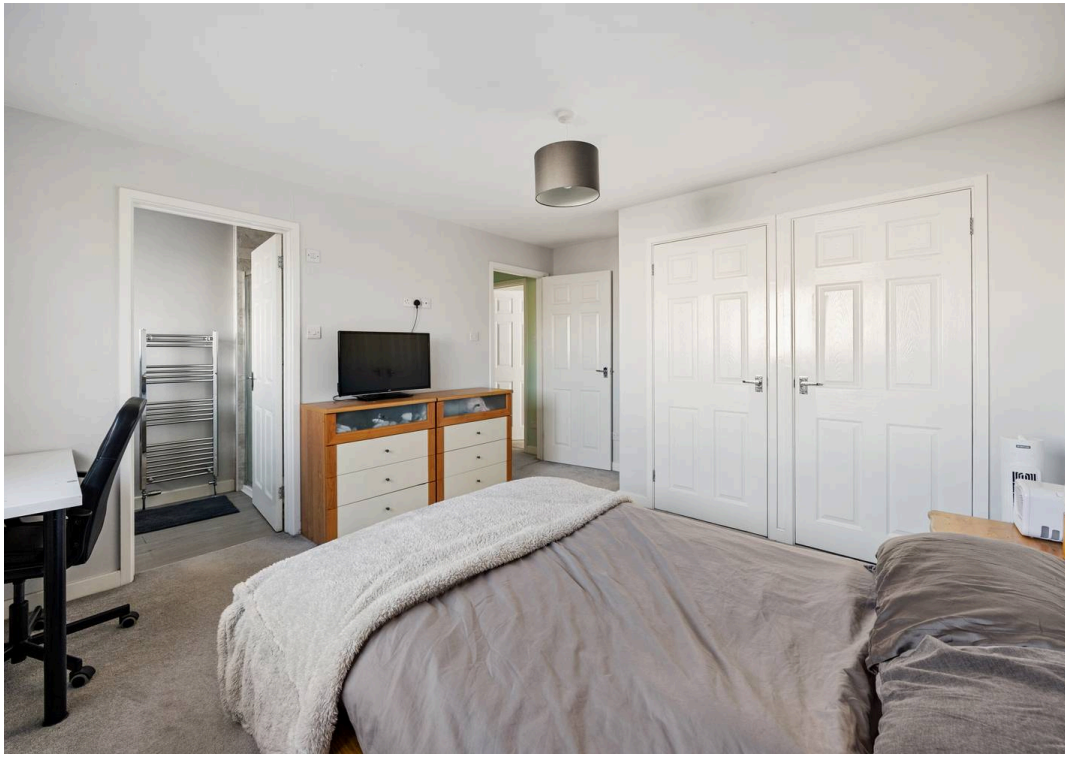
All Mains Services

- Impressive five-bedroom detached family home
- Over 1,600 sq ft of spacious accommodation
- Contemporary open-plan kitchen, dining and family space
- Two en-suite shower rooms and a separate family bathroom
- Separate sitting room
- Garage and ample off-street parking
- Generous, enclosed rear garden
- Convenient location close to Yatton village amenities

















210 Mendip Road

Yatton, Bristol

Situated in a popular residential location in Yatton, 210 Mendip Road is an attractive and spacious five-bedroom detached family home, offering over 1,600 sq ft of well-planned accommodation arranged over two floors. With its generous room proportions, versatile layout and excellent open-plan living space, this is a home ideally suited to modern family life.

On entering the property, a welcoming entrance hall provides access to the principal ground floor rooms, along with a useful cloakroom WC. The impressive open-plan kitchen, dining and family area forms the heart of the home, providing an excellent space for everyday family living and entertaining. Enjoying views and access out to the rear garden, this sociable space offers plenty of room for dining and relaxing. A separate sitting room provides a further reception area, ideal for quieter evenings or a more formal living space. The ground floor is completed by a storm porch and integral garage, adding further practicality.

The first floor offers five well-proportioned bedrooms, providing plenty of flexibility for larger families, visiting guests or those requiring space to work from home. The principal and second bedroom benefit from built-in storage and their own en-suite shower rooms, while the remaining three bedrooms are served by a separate family bathroom.

Outside, the property continues to impress with a generous enclosed rear garden, offering an excellent space for families to enjoy and entertain. The garden features a combination of lawn and paved areas, with established trees and shrubs providing greenery and character. Enclosed by brick walling and timber fencing, it offers a good degree of privacy, with plenty of potential for buyers to personalise and create their ideal outdoor space.

To the front, a spacious driveway provides ample off-street parking and leads to the garage. Established shrubs and planting add to the property's welcoming kerb appeal.

Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarkets, 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.







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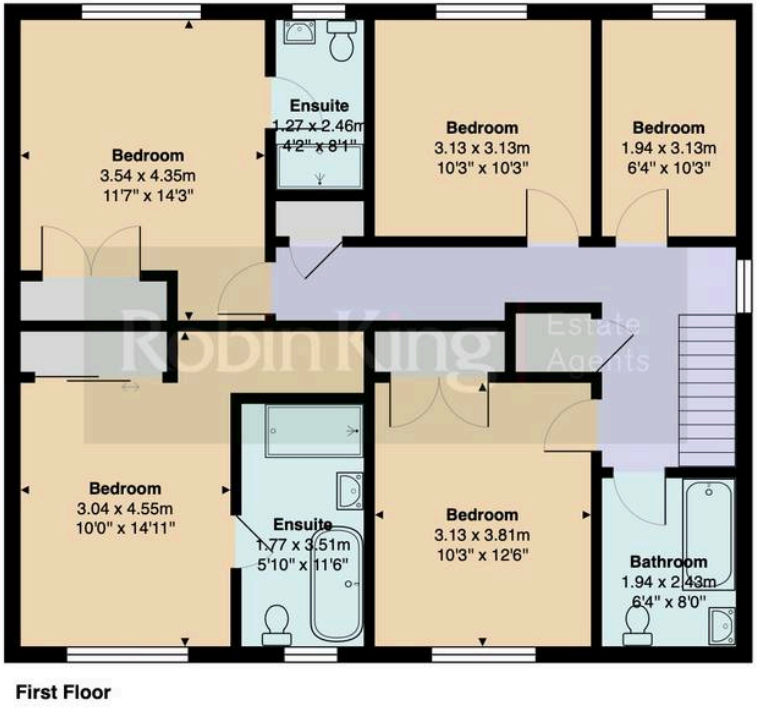
Approximate Gross Internal Area (excluding garage & storm porch) 164.1 sq m / 1767 sq ft
Total Area (excluding storm porch) 187.6 sq m / 2019 sq ft





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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.