



33 Mendip Road

Yatton, Bristol

A beautifully presented four-bedroom family home in the sought after village of Yatton with stunning countryside views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- APPROX 1356 SQ.FT ACCOMMODATION
- 4 BEDROOMS (3 DOUBLE BEDROOMS)
- TWO BATHROOMS
- STUDY
- GARAGE
- STUNNING COUNTRYSIDE VIEWS
- CLOSE PROXIMITY TO LOCAL MAINLINE RAILWAY STATION
- ACCESS TO M5 JCT 20 WITHIN 3.9 MILES (ALL DISTANCES ARE APPROX)







33 Mendip Road

Yatton, Bristol

33 Mendip Road is a beautifully presented four-bedroom family home in the sought after village of Yatton. Entering through the front door into a spacious hallway to the right is a convenient downstairs tiled shower room and to the left, is the light, generous lounge, the perfect space for both relaxing and entertaining.

Continuing through the hallway to your right and past the understairs storage cupboard, you step into the heart of the home – the open plan kitchen/diner. This welcoming space features a window above the sink which provides picturesque views of the fields beyond. It is fitted with a range of neutral floor and wall mounted units and has an integrated Hotpoint induction hob and oven together with space for a dishwasher. Adjacent is a sunroom, offering more panoramic views through bifold doors of the garden and extend towards Congresbury & Weston beyond. This delightful space seamlessly connects to a useful office area with convenient access to the garage, providing a versatile work-from-home solution.



Upstairs, the rear of the house hosts two well-balanced double bedrooms, each boasting stunning views of the surrounding landscape. At the front of the property, you will find the principal double bedroom, alongside a spacious single room. The family bathroom with a separate bath and shower completes the upper level.

This property also benefits from a PIV (Positive Input Ventilation) unit, contributing to optimal indoor air quality by continuously supplying fresh, filtered air throughout the home.

Outside - The outdoor space is thoughtfully designed, showcasing millboard composite decking and a well maintained lawn area. The south-facing garden is a sun trap, perfect for relaxing and enjoying the spectacular countryside views.

Location - Yatton is a very popular village with excellent amenities including nursery and primary schools, library, shops, and businesses. The property is within the catchment for the highly regarded Backwell School and Sixth Form. Yatton benefits from regular direct train services to Bristol Temple Meads from 16 minutes and London Paddington from 114 minutes. There is access to the M5 at Clevedon within 3.9 miles and the nearby Strawberry Line currently connects Yatton to Axbridge and provides opportunities for safe off road walking and cycling.





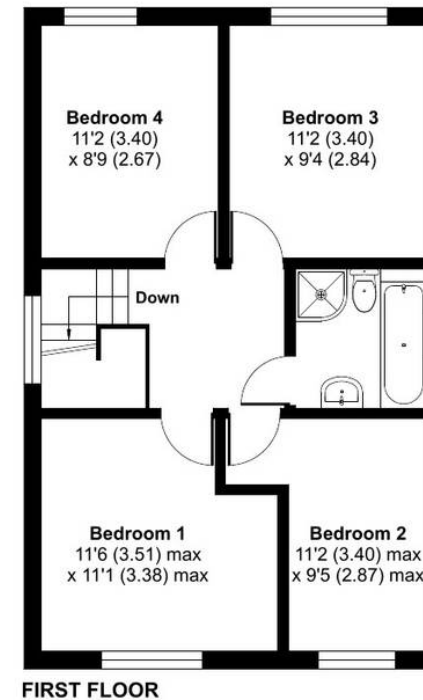
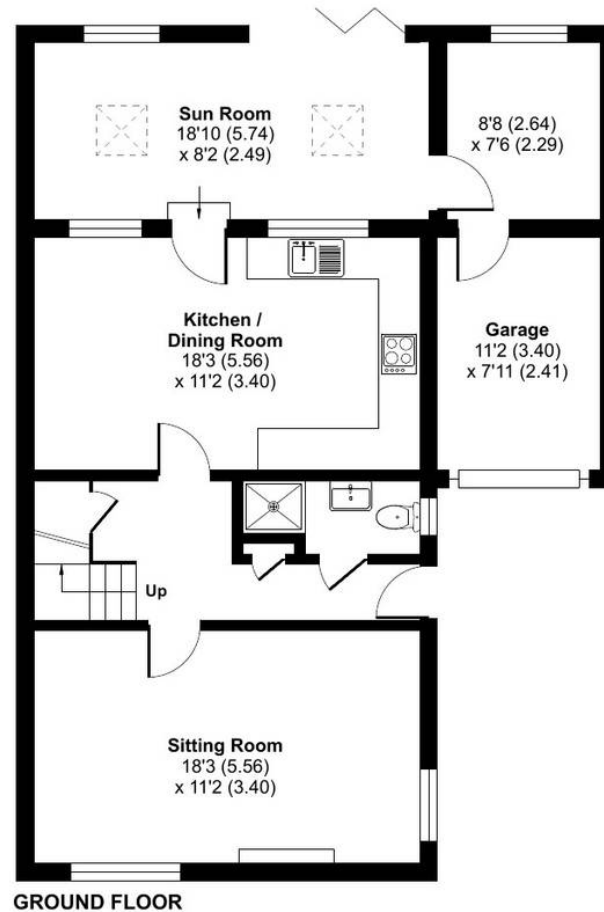
Mendip Road, Yatton, Bristol, BS49

Approximate Area = 1356 sq ft / 125.9 sq m

Garage = 87 sq ft / 8 sq m

Total = 1443 sq ft / 133.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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