

45 Mendip Road Yatton BS49 4HR

£450,000

mark**templer**

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1620.70 sq ft



Bedrooms

5



Reception Rooms

4



Bathrooms

1



Warmth

Gas Fired Heating



Parking

Off Street & Garage



Outside

Front & Rear



EPC Rating

D



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

An extended five-bedroom family home offering in excess of 1,600 sq ft of spacious and versatile accommodation, ideally positioned on the fringes of Yatton village. 45 Mendip Road presents a wonderful opportunity for buyers seeking a substantial home with space to grow, adapt and enjoy for many years to come. The ground floor is particularly well balanced, with a welcoming entrance hall leading to a generous sitting room, separate dining room, kitchen, study, conservatory and cloakroom WC, creating a layout that will suit both day-to-day family life and those who enjoy entertaining. The conservatory and rear-facing rooms take full advantage of the garden setting, while the study provides valuable flexibility for home working or hobbies. To the first floor, the accommodation continues to impress with five bedrooms and a family bathroom, with the principal bedroom benefiting from fitted wardrobes and bedroom two enjoying access to an enclosed balcony. Altogether, this is a home that offers excellent proportions throughout and a layout that will appeal to growing families looking for both space and potential in an increasingly sought-after village setting.

Outside, the property enjoys a mature rear garden that backs directly onto the village allotments and open countryside beyond, giving the house a lovely sense of openness to the rear. The garden itself is established and well stocked, with shrub and hedge borders, together with areas laid to both lawn and patio, providing plenty of space for children to play, keen gardeners to enjoy and buyers to make the most of outdoor living during the warmer months. To the front, the house is nicely set back from the road behind established shrubs, creating an attractive approach and a pleasing degree of privacy. Off-street parking is provided by the driveway and is complemented by an attached garage, adding practical storage and everyday convenience. This combination of established outside space, family parking and a backdrop of greenery is likely to prove especially appealing to those looking for a home with both immediate comfort and longer-term potential.

Mendip Road is a well regarded residential address on the edge of Yatton, ideally placed for straightforward access to the local shopping precinct, primary school and the village's wider range of amenities. Yatton continues to be especially popular with families and commuters alike, offering a strong sense of community together with excellent day-to-day convenience. The village provides shops, cafés and services, while Yatton railway station remains a major draw for those needing direct mainline links towards Bristol, Bath and London Paddington. Surrounded by attractive countryside yet remaining highly accessible, this part of the village offers a balance that is becoming increasingly difficult to find.

In all, 45 Mendip Road is a substantial village home in a convenient and well established setting, combining spacious accommodation, mature gardens and an







Extended family home on the fringes of Yatton



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

PLANNING PERMISSION
There are pending and approved planning permissions within the local area, we advise you make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



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Total area: approx. 150.6 sq. metres (1620.7 sq. feet)

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.

Plan produced using PlanUp.