107 Mendip Road Yatton BS49 4HN

£450,000

marktempler
RESIDENTIAL SALES

Property Type
House - Semi-Detached

How Big
1816.70 sq ft

Bedrooms
4

Reception Rooms
3

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & Rear

EPC Rating
C

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

Occupying a desirable position on one of Yatton's most established residential roads, this exceptional four-bedroom family home has been thoughtfully extended and finished to an outstanding standard throughout, offering over 1,800 sq ft of refined and versatile accommodation. 107 Mendip Road has been designed with modern living in mind, it blends generous proportions, quality materials, and an elegant layout to create a home of rare calibre. Upon entering, the spacious entrance hall immediately conveys a sense of scale and quality, with its clean lines and considered detailing. To the front, a reception room provides a versatile retreat, perfect as a formal sitting room, snug or playroom. The ground-floor cloakroom and excellent storage enhance the home's practical credentials. The heart of the property is the impressive open-plan kitchen and dining space, bathed in natural light from Velux windows and double doors. This superb room has been designed for both everyday family life and effortless entertaining, with ample space for dining and a seamless connection to the garden. Double doors lead into a beautifully arranged sitting room, creating a luxurious, free-flowing living environment that adapts elegantly to every occasion. Upstairs, the home continues to impress. The principal bedroom is a true sanctuary, complete with a refined, beautifully appointed private en-suite shower room. Three further well-proportioned bedrooms are served by a tastefully appointed family bathroom, ensuring comfort for family and guests alike.

The south-facing rear garden provides a beautifully bright and practical outdoor space, perfect for those who enjoy sunshine throughout the day. Two paved terraces are accessed from the kitchen diner and sitting room, creating an ideal area for outdoor dining and entertaining, with steps leading down to a well-kept, level lawn enclosed by smart fencing for privacy. A central pathway guides you towards the impressive detached outbuilding, finished in contemporary composite cladding and complete with double doors and a window that allows natural light to pour into the interior. This superb outbuilding offers exceptional versatility, ideal as a home office, creative studio, gym or treatment room. The garden further benefits from a useful timber storage shed and thoughtfully arranged planting areas, providing space for seasonal interest while maintaining an easy-to-manage layout. Taken together, it creates an inviting, sun-filled setting that perfectly complements the home's modern finish and enhances day-to-day living. The front is laid to block paving, creating off-street parking for three vehicles. The garage is over 26ft in length, offers integral access, along with exceptional storage or scope for further enhancement (subject to any consents).

Mendip Road is a well-regarded residential address within easy reach of Yatton's wide range of amenities. The village offers a thriving community with shops, cafes, schools and nurseries and falls within the catchment for the highly regarded Backwell School. Yatton railway station is nearby, providing direct mainline connections to Bristol, London and the South West. Excellent road links via the A370 and M5 make this an ideal location for commuters and families alike.

Exceptional four bedroom family home in the popular village 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

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central

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.

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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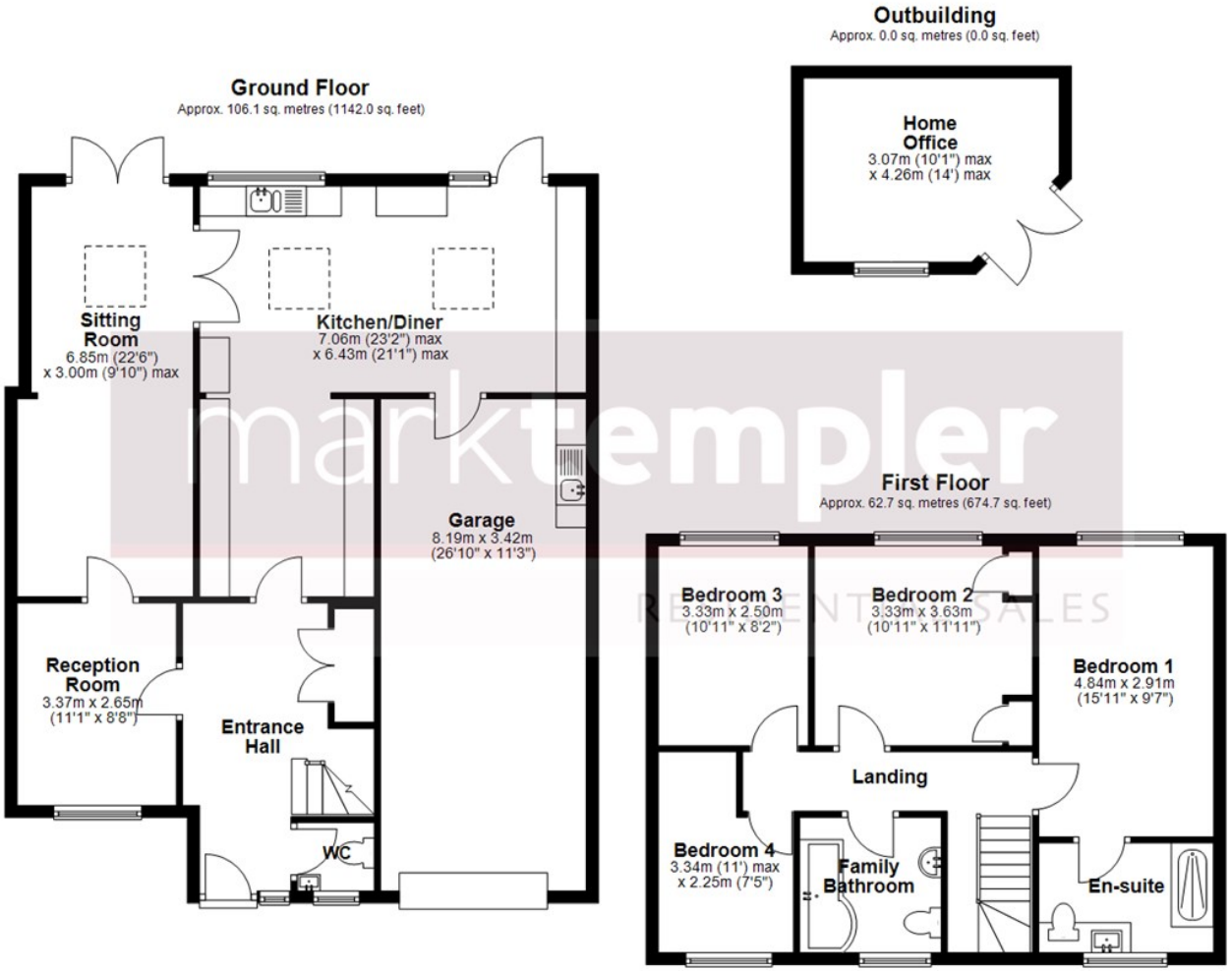

Total area: approx. 168.8 sq. metres (1816.7 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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