



228 MENDIP ROAD

Yatton, BS49 4DG

Price £590,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This superb four bedroom extended detached family home offers a versatile design to suit all types of family needs. Located in an ever popular road in Yatton, the property is perfectly placed for local schools, shops and the mainline train station. Offering further scope to extend further over the Garage, subject to relevant planning permissions. The property sits within lovely gardens with feature outside lighting, covered dining and games area and further benefits from a fully insulated Studio/Home Office with Shower Room. Call now to book you appointment to view.

Situation

Yatton is a large village and civil parish in North Somerset, England, located approximately 11 miles south-west of Bristol. Often described as a "village with a big spirit," it is known for its strong community feel, historical significance, and excellent transport links with its mainline station giving excellent links to Bristol Temple Meads, London and the South West

Local Authority

NORTH SOMERSET Council Tax Band: E
 Tenure: Freehold
 EPC Rating: C



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Entrance Hall

Cloakroom

Kitchen Area

11'0 × 7'7 (3.35m × 2.31m)

Family Living Area

23'0 × 10'11 (7.01m × 3.33m)

Snug

10'11 × 9'11 (3.33m × 3.02m)

Bedroom Four

10'10 × 9'10 (3.30m × 3.00m)

Landing

Master Bedroom

14'7 × 10'1 (4.45m × 3.07m)

Bedroom Two

11'6 × 9'11 (3.51m × 3.02m)

Bedroom Three

9'9 × 9'8 (2.97m × 2.95m)

Family Bathroom

Rear Garden

A generous and private garden, predominately laid to sandstone paved patio and lawn with shrub borders. There is a large covered area that currently houses the hot tub and a further decked area ideal for outside dining. There is an electronically awning fixed to the rear of the house.

Utility Room

Studio/Home Office

13'11 × 12'8 (4.24m × 3.86m)

Double Garage

Material Information

Additional information not previously mentioned

- Mains electric and gas, water metered.
- Gas central heating.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

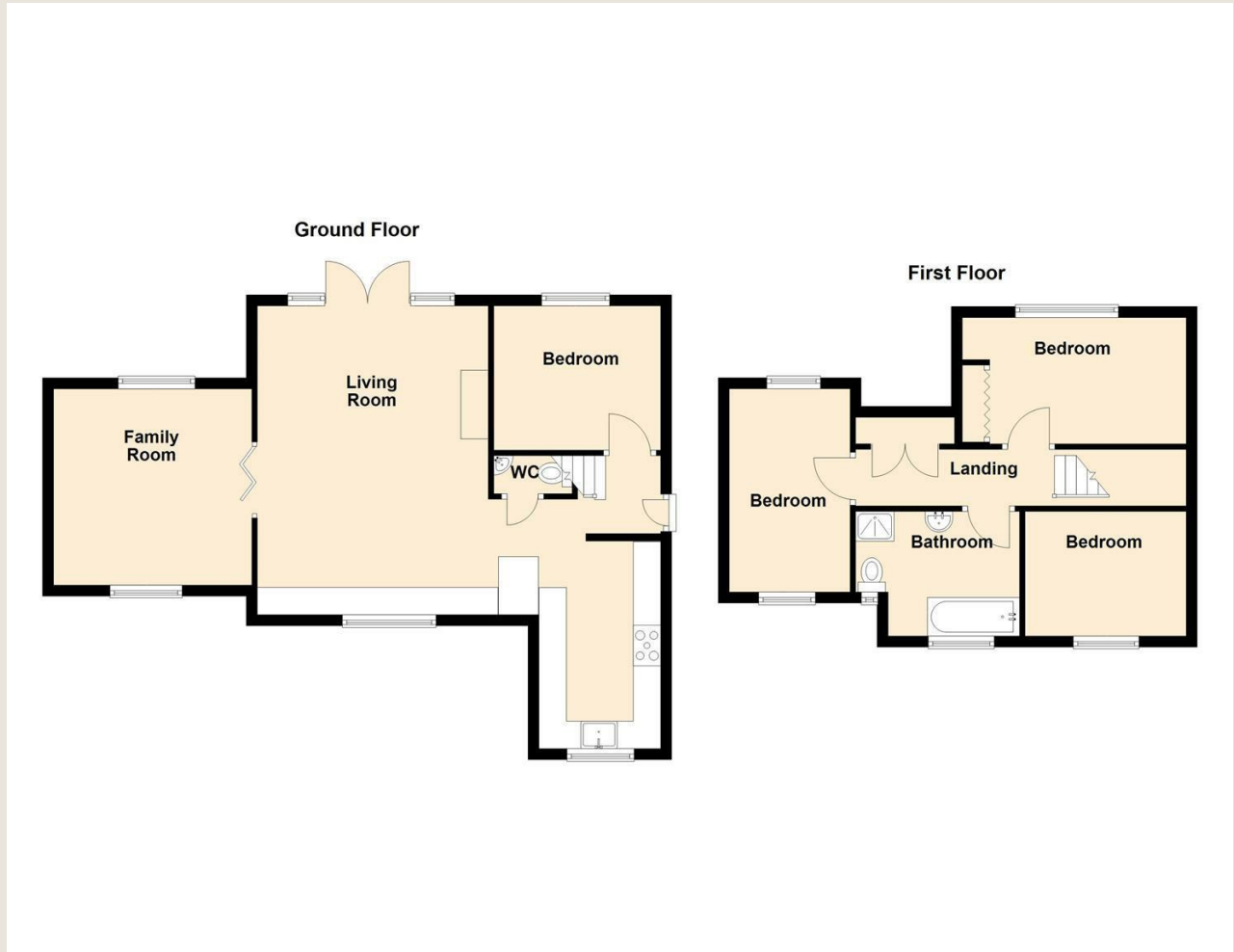
flood-map-for-planning.service.gov.uk/location











TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

