



**7 Mendip Gardens
Yatton, Bristol, BS49 4ES**

Robin King | Estate Agents

7 MENDIP GARDENS, YATTON, BRISTOL, BS49 4ES

3 bedroom end of terrace family home with generous driveway parking and unexpectedly large garden on a quiet residential location in a popular North Somerset village with excellent amenities

**APPROX 1,078 SQ FT • UNEXPECTEDLY LARGE GARDEN WITH 2 SHEDS
• YATTON JUNIOR SCHOOL WITHIN 0.4 MILES AND IN CATCHMENT
FOR BACKWELL SCHOOL • YATTON STATION WITHIN 0.7 MILES FOR
REGULAR MAINLINE SERVICES – PADDINGTON FROM 114 MINS • M5
ACCESS WITHIN 4.8 MILES FROM JCT 20 AND JCT 21 • BRISTOL
AIRPORT 7.6 MILES • CENTRAL BRISTOL 13.5 MILES • CONVENIENT
FOR ACCESS TO THE POPULAR STRAWBERRY LINE**

Coming to the market for the first time in 35 years, 7 Mendip Gardens is a much-loved family home providing well balanced accommodation in a very generous plot. The property is set at the end of a no-through road within easy reach of the comprehensive amenities of Yatton village, including the mainline railway station and access to the Strawberry Line for off-road walking and cycling between Yatton and Cheddar.

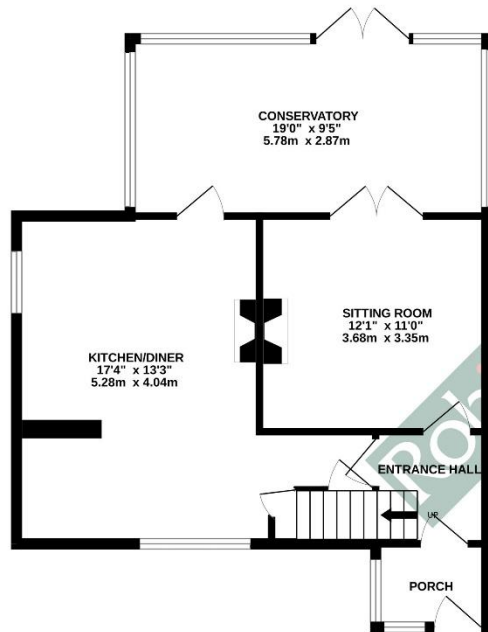
There is ample gravelled parking for numerous cars to the front, and the house is entered via a storm porch that provides useful coat/boot storage. The sitting room sits to the rear of the property, with a smart feature fireplace fitted with a “coal effect” gas fire. Glazed double doors open into the conservatory, adding flexibility of use and ideal for entertaining.

The kitchen area overlooks the front and incorporates a good range of wooden wall and base units, with integrated appliances including a freezer, dishwasher and Bosch fridge along with a double oven with gas hob, with space for a washing machine in the generous pantry cupboard. The dining area is a good size, with a glazed door opening onto the conservatory running across the back of the house. There is a gas fire and, like the sitting room, there is an additional electrical air conditioning/heating unit, ideal for hot summers or to heat the rooms without using the main gas central heating system. This is a useful option for the house, which benefits from free daytime electricity from the fully-owned 2.25kW solar panel system (which has an annual Feed In Tariff of approx. £1400).

The spacious conservatory provides additional room to relax or could be used as a dining room. French doors open onto the wide terrace, ideal for alfresco dining and entertaining.



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

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.
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Upstairs there is a useful hallway airing cupboard and 3 bedrooms: 2 doubles each with cupboards, and a single bedroom. There is a separate wc and basin along with a smart family bathroom including a screened (electric) shower over the bath.

Outside – the gardens are a highlight of the property, benefiting from the spacious corner plot, laid mainly to lawn with a range of mature shrubs, bushes and trees (including a cooking apple tree) along with a large vegetable bed. The wide terrace near the conservatory provides a great space to sit and enjoy the surroundings and there are 2 good sized sheds. A footpath runs along the side of the property, providing useful pedestrian access to Chescombe Road and beyond to the Strawberry Line, a popular route for off road cycling and walking, linking Yatton to Cheddar.

Location – Yatton is a very popular village within 14 miles of Bristol with excellent amenities including nursery, primary and junior schools along with a library, shops and businesses. Transport connections are good, being within 4.8 miles of access to the M5, via Jct 20 or 6.8 miles via Jct 21, and having a mainline railway station – Paddington from 114 mins. Further amenities are available nearby in Congresbury, Clevedon and Weston-super-Mare.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – From our office take the A370 Bristol Road and at the Smallway traffic lights turn left towards Yatton. Continue for approx. 0.7 miles, passing Cadbury House Hotel, and take the first left onto Mendip Road. Follow the road for approx. 0.6 miles, crossing over Chescombe Road, after which Mendip Gardens is the next left turn. Number 7 is in the far left corner at the end of the road.

SERVICES – All mains services are connected – gas central heating with 2 additional electric air conditioners/heaters. 2.25kW solar panel system is fully owned by the vendors, annual feed in tariff approx. £1400.
EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band B** £1600.99 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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