



**137 Mendip Road
Yatton, Bristol, BS49 4EX**

Robin King | Estate Agents

137 MENDIP ROAD, YATTON, BRISTOL, BS49 4EX

Situated in the popular village of Yatton, this semi-detached home offers 4 double bedrooms, an enclosed mature garden, beautiful rural views, a garage and parking, whilst being extremely convenient for local primary schooling and the mainline station. The property is offered with no onward chain.

Approx. 1280 sq. ft. of flexible accommodation • Easy walk to local amenities • Spacious kitchen/dining room • Downstairs cloakroom • Sitting room with far reaching rural views • Conservatory • 4 double bedrooms • Garage and parking • Walking distance to local primary schools • Private enclosed garden to rear • Yatton station within 0.8 miles for mainline railway services Bristol from 16 minutes, London Paddington from 114 minutes • No onward chain (all approx.)

137 Mendip Road is situated in the popular village of Yatton. A spacious semi-detached house, it offers 4 double bedrooms and is extremely convenient for local primary schooling, the mainline station and very easy access to the M5.

The front door takes you straight into the hallway/lobby with practical room for coats and shoes; to the left is the downstairs cloakroom. An inner hallway with useful under stairs storage gives access to the downstairs reception rooms. A light bright sitting room leads into the conservatory which is centrally heated and has a ceiling fan for the hotter summer days. French windows open out to the terrace and the garden beyond. Both rooms enjoy an extended outlook over the mature private garden and offer far reaching rural views of the surrounding countryside. The conservatory also provides access to the integrated garage. Stairs lead down to a paved dining terrace – the perfect place for entertaining or an evening BBQ. To the front of the property is a large kitchen/dining room. The kitchen area has ample fitted cupboards and integrated appliances include an electric double oven, fridge, separate freezer and dishwasher together with a gas hob. There is also space for a washing machine.

Upstairs there is a large airy landing with loft access to a large, boarded storage space with electric lighting. The landing hallway leads to 4 double bedrooms, two overlooking the back garden with lovely extended views to the countryside beyond. There is also a good sized family bathroom.





Outside – To the front of the property is driveway parking in front of the garage together with a separate parking space and gravelled area to right. The garage is a generous single with a workshop space at the far end and direct access to the garden. The enclosed rear garden is mainly laid to lawn with established plants and shrubs together with several fruit trees. The garden has a lovely open feel overlooking surrounding fields and woodland.

Location – Yatton is an extremely 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 station is especially prized, with regular direct services to Bristol Temple Meads from 16 minutes and London Paddington from 114 minutes. There is access to the M5 at Clevedon within 4.9 miles and the nearby Strawberry Line currently connects Yatton to Axbridge and provides opportunities for safe off road walking and cycling.

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

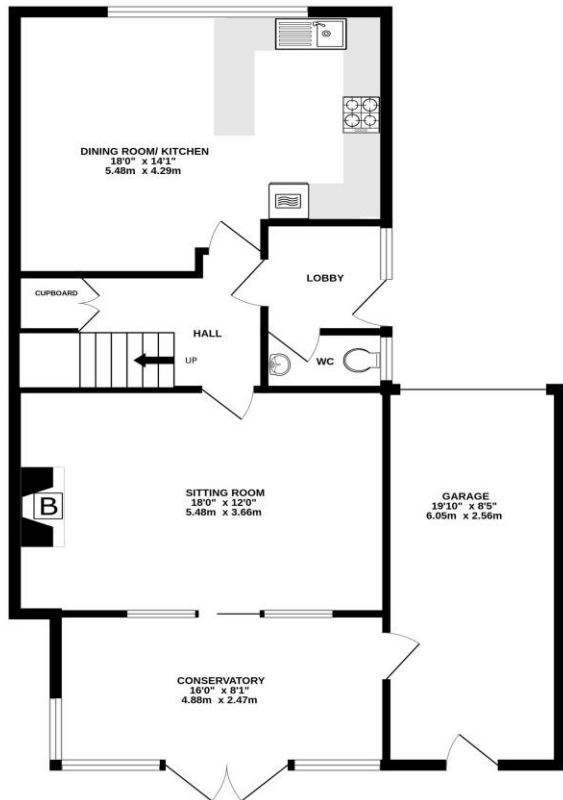
DIRECTIONS – From Robin King Estate Agents in Congresbury, turn right at the traffic lights and proceed towards Bristol, taking the first turning on the left into Yatton. Continue past Cadbury House, then turn left into Mendip Road, number 127 will be found just after the turning for Bramley Close.

SERVICES – All mains services

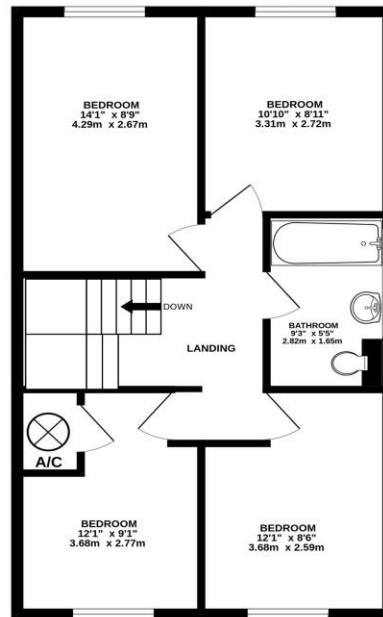
EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2,515.85 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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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