



Robin King Estate Agents
FOR SALE
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198 Mendip Road
Yatton, BS49 4ED

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198 MENDIP ROAD, YATTON, BS49 4ED

A well-presented 4 bedroom family home in the popular village of Yatton.

**APPROX 1391 SQ. FT OF FLEXIBLE ACCOMMODATION • 4 BEDROOMS •
2 BATHROOMS • DOWNSTAIRS CLOAKROOM • FAMILY
KITCHEN/DINER • AMPLE PARKING AND ENCLOSED REAR GARDEN •
SHORT WALK TO LOCAL MAINLINE RAILWAY STATION • ACCESS TO
M5 JCT 20 WITHIN 3.9 MILES (ALL DISTANCES ARE APPROX) •**

198 Mendip Road is a well-proportioned, four-bedroom family home nestled in the heart of the popular and well connected village of Yatton. Designed with family living and convenience in mind, it has recently been redecorated with an attractive modern finish and with new carpets and Karndean flooring. This refurbishment has ensured that with light, bright spaces this property is ready to move in to.

Entering through the front door you are welcomed into a spacious hallway with practical space for coats and shoes as well as a useful understairs storage cupboard. To the right of the hallway is the inviting lounge, a perfect place for relaxing family evenings. Straight ahead lies the heart of the home – a spacious kitchen/dining room with integrated double oven, hob and space for an American style fridge/freezer and dishwasher. Plentiful wall and base units provide ample storage, whilst French doors from the dining area open to an airy conservatory, offering an ideal space for summer evenings and entertaining friends. Back through the kitchen, you'll find access to a secondary hallway leading to the utility room, with space for a washing machine and tumble dryer, downstairs cloakroom, storage room, and an adaptable dining room/study.

Uptsairs, to the left you will find the principal bedroom, complete with built-in wardrobes. To the right, at the front of the property, are two of the three additional bedrooms, one of which is currently used as a study the other of which is a spacious double. Overlooking the garden at the rear is a double bedroom together with a new modern family bathroom and an additional new family shower room.





Outside - the property has a thoughtfully designed garden with brick-paving to the front and a raised lawned area at the rear. The garden is well stocked with a mature palm tree and a large red acer, creating a vibrant burst of colour during the summer months. A useful garden shed lies to the rear. The brick-paving follows round to the front of the property to the driveway which can be accessed from the side of the house providing parking for multiple vehicles.

Location - Yatton is a very 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 benefits from regular direct train services to Bristol Temple Meads from 16 minutes and London Paddington from 114 minutes. There is access to the M5 at Clevedon within 3.9 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 – Heading to Yatton from Congresbury pass Cadbury House on your right and turn left onto Mendip Road. Follow Mendip Road for approximately 0.9 miles and 198 is on the righthand side.

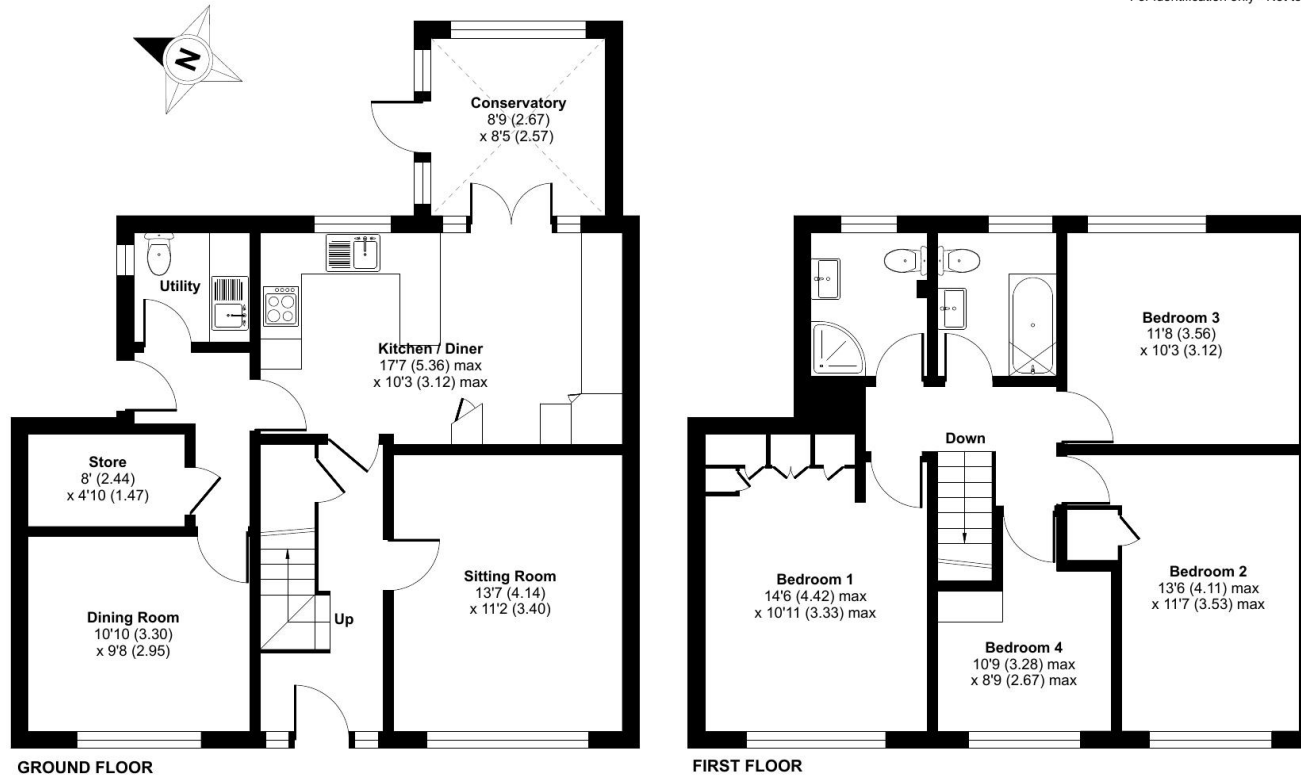
SERVICES – All mains services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1829.71 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Mendip Road, Yatton, Bristol, BS49

Approximate Area = 1391 sq ft / 129.2 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robin King LLP. REF: 1069818

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