



196 Mendip Road,  
Yatton, BS49 4ED

debbie fortune





# 196 Mendip Road, Yatton, North Somerset, BS49 4ED

Price: £285,000

- Attractive and well presented three bedroom semi detached home
- Off street parking and single garage
- Excellent convenient position in Yatton

## DESCRIPTION

A beautifully presented and wonderfully homely three-bedroom semi-detached house occupying a lovely position on popular Mendip road in Yatton, close the many excellent facilities of the high street and the nearby train station.

Set slightly elevated from the road with off street parking for two/three cars leading to a single garage with a recently updated garage door. Approaching the property to the front there is a pretty lawned front garden and pathway leading to the front door. Entering into the light filled reception hallway, there is a useful ground floor cloakroom and handy under stairs storage cupboard/larder.

To the left of the hallway a door leads through to a well presented sitting room with a fabulous feature fireplace and south facing double glazed window, the sitting room flows through to an attractive dining room which gives the living space a wonderful dual aspect with plenty of natural light. To the rear of the house is a well-appointed galley kitchen which although a little dated is in good order and allows a buyer to out their own mark and style on the room. A door leads from the kitchen out to the rear garden.

On the first floor are the three bedrooms, two of which are generous double rooms and the third an ample single that has a useful overstairs storage cupboard. The master bedroom which is situated to the rear of the property and features a range of fitted wardrobes to one elevation. Completing the accommodation is a smart contemporary shower room which formally housed a bath but has been refreshed and updated in recent years to provide an almost walk in wet room complete with modern fixtures and fittings.

Outside, the property is blessed with an attractive and private rear garden with pretty flower bed borders, enclosed by a shiplap fence there is a discrete patio area to the end of the garden which enjoys a westerly aspect and is perfectly positioned for enjoying the dying embers of the setting sun. There is a side gate that provides pedestrian access to the driveway and aforementioned single garage which has also recently had a new roof.

- Pretty front and rear gardens
- Open plan living and dining room
- Smart contemporary shower room and useful downstairs W.C

## SITUATION

The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA. The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first-rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

## DIRECTIONS

Travelling into Yatton from the Congresbury direction, turn left into Mendip Road (just past Cadbury House on the right). Continue along Mendip Road and you will eventually see No. 196 on the right hand side

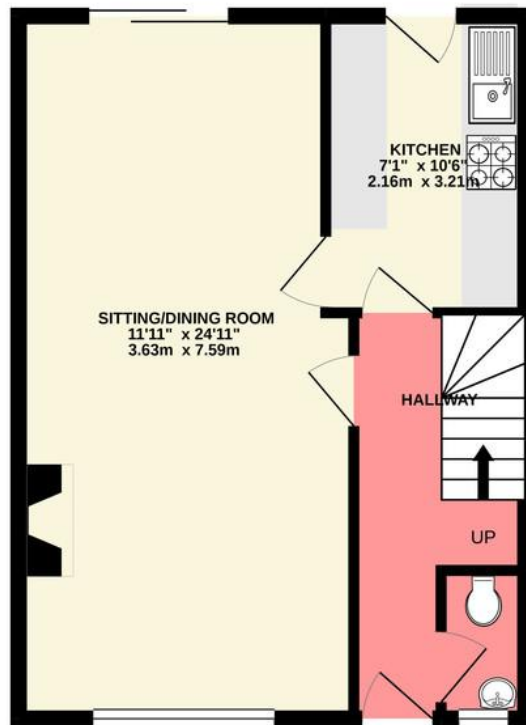
EPC rating C

**Our vendor says ...** Sunny, warm easy to maintain and manage, supportive and friendly neighbours, pleasing look.

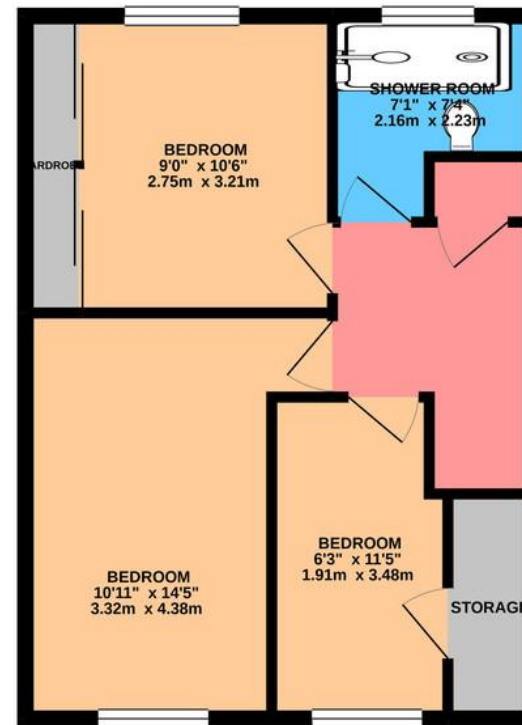
**We have noticed ...** This pretty and well-presented family house is a perfect turn-key home ready to just move in unpack and start living, whether you are upsizing, downsizing or a first time buyer the lovely position of the house provides excellent easy access to countryside walks on the Strawberry Line, convenience of many nearby shops as well as excellent transport links to Bristol.

## Floor Plan

GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



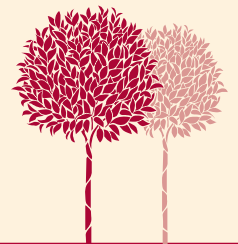
1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.6 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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debbie fortune ESTATE AGENTS  
High Street,,  
Congresbury BS49 5JA  
Tel 01934 862370 www.debbiefortune.co.uk



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