



A 3 bedroom family home with a private garden in this favoured location close to the village amenities and open countryside but away from busy through roads.



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## 128 Mendip Road, Yatton, North Somerset BS49 4EX

Offers in the region of £314,950 – Freehold.

Found in an established setting just to the west of the village centre, away from the hustle of through traffic and enjoying an outlook towards open countryside, stands this substantial 3-bedroom semi-detached family home that offers smart, comfortably appointed accommodation with the advantage of a host of recent improvements including a brand new bathroom.

A further attraction beyond the well-presented living space accommodation is that the house is wrapped in gardens to the front, side, and rear, allowing scope for considerable extension including potentially space for a double garage, subject to necessary consents.



The house occupies a mature setting, just a short stroll away from the excellent village amenities, Yatton offers the best village facilities in the county, closer still to open countryside and only a ten minute walk from the railway station, linking to Bristol, Bath, Cardiff, London, and the West Country.

Welcoming visitors with a bright, airy entrance hall, the property boasts a lovely light living room with a broad low sill window allowing an outlook to the front. A feature fireplace could frame a faux wood burner if you wished while there is provision for a large wall mounted LED TV with concealed cabling above.





Adjoining the living space is a dining area, seamlessly connected, offering an outlook to the rear garden. The adjoining kitchen, updated in recent years in a contemporary Shaker style, includes a range of fitted cupboards, a built-in fan oven-grill, an inset hob with a tempered glass splashback and a fitted chimney hood above. The ample granite finish worksurfaces are complemented by matching upstands and there is good additional appliance space. A glazed door and window open to an overlook deck, patio and private rear garden.

There is also access to a very useful utility room that adjoins the rear of the garage with light, power and plumbing for a washing machine.

The attractive neutral decoration theme continues as you ascend upstairs where the equally light and airy landing opens to the bathroom and three very well balanced bedrooms, two double rooms and a good single bedroom all with large windows enhancing the feeling of space.

The present owners have just found the house that they would like to move to, somewhat sooner than they expected, consequently the brand new bathroom that they had ordered is being professionally installed at the beginning of April 2024. As the next owner of this excellent property, you will entirely benefit from the new suite and fittings.

In addition, to the new bathroom other significant improvements have included a relocated combi boiler, uPVC double glazing and insulation to make the house more energy efficient.

## Outside:

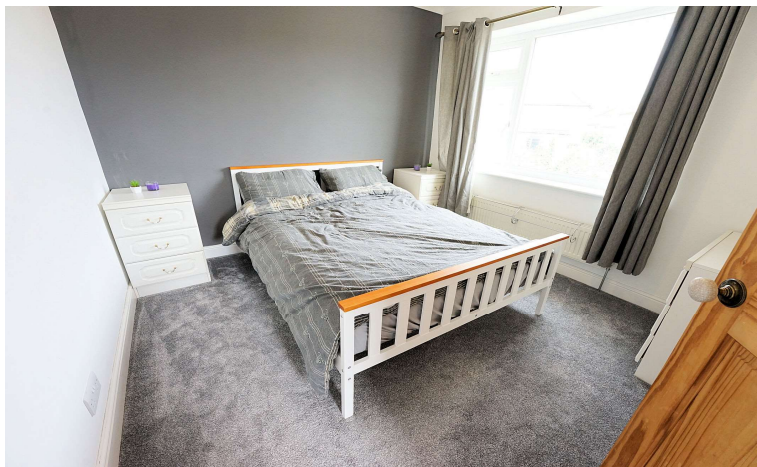
A block paved double driveway at the front provides parking and the garden here is laid to lawn with a further large triangular area of garden to the side that is again laid mostly to lawn with raised beds and a series of espaliered fruit trees.

The garage stands to the side of the house with a utility room attached to the rear.

The rear garden extends away from the house for quite a distance and has been laid to 'astroturf' to provide year round mud free play space. There is a paved patio area and a deck sheltered by a veranda style loggia for all weather sitting out in added comfort.







### Construction:

The house is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

### Mortgages & Finance:

There are a bewildering array of funding options for this property and an even more bewildering choice of Mortgages if that is indeed your preferred funding option.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide **FREE**, Impartial whole of market advice as you need it. Please call Judith Clarke B.A. (Hons) on 01275 810030 who will arrange this for you.

### Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via cable. Cable TV services are also available in the close. Council Tax Band C.

### Energy Performance:

The house has been assessed as Band C-72 for energy performance. The full Energy Performance Certificate is available on request at [info@hbe.co.uk](mailto:info@hbe.co.uk)

### Mailing List & Social Media:

We pride ourselves on strategic property promotion across over 80 prime platforms, notably Rightmove, hbe.co.uk and Distinctly Westcountry. Yet, for those eager to seize the best opportunities first, our early bird property alerts soar straight to our valued mailing list subscribers. Plus, sneak peeks of many properties hit our Social Media channels, like Facebook and Instagram, long before they grace our main website listings. Don't miss out on your dream home – sign up to our mailing list today for priority access. You can list yourself online here; <http://www.hbe.co.uk/register-with-us>

### Photographs:

 See more photographs in our website at [www.hbe.co.uk](http://www.hbe.co.uk)

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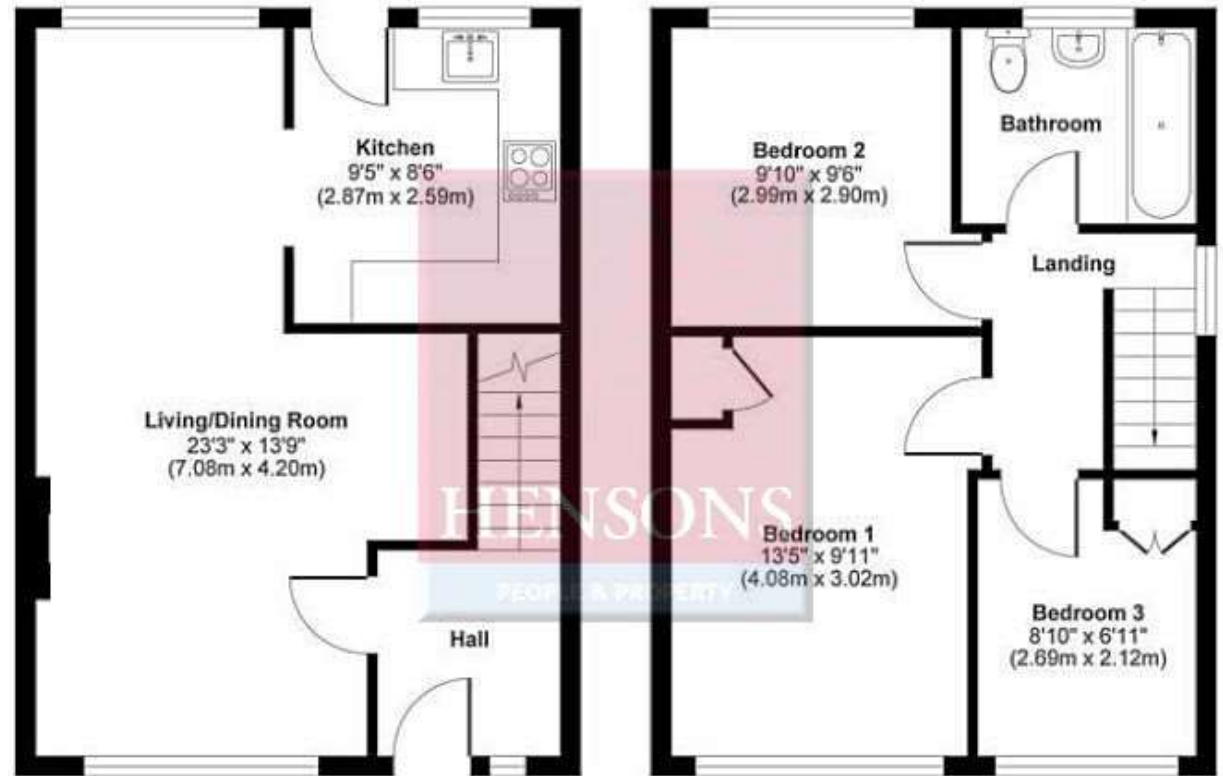






## Viewing:

Only by appointment with the Sole Agents **HENSONS**. Telephone **01275 810030**



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