224 Mendip Road Yatton BS49 4DG | **£315,000**

marktempler
RESIDENTIAL SALES

Property Type	How Big
House - Detached	952.40 sq ft
Bedrooms	**Reception Rooms**
3	1
Bathrooms	**Warmth**
1	Electric
Parking	**Outside**
Off-street & Garage	Front & Rear
EPC Rating	**Council Tax Band**
E	D
Construction	**Tenure**
Traditional	Freehold

A Wonderful opportunity to acquire a detached home, set within a popular residential location and offered to the market with no onward chain. This versatile two/three bedroom chalet-style home presents an exceptional opportunity for those looking to place their own stamp on a property. The property requires modernisation, making it an ideal canvas for buyers wishing to upgrade, remodel, or explore the possibility of extending or incorporating dormer additions, subject to necessary consents. The internal accommodation is already generous yet still offers enormous scope for enhancement. An inviting entrance hall leads through to a bright dual-aspect lounge/diner that enjoys an open flow and provides ample space for everyday living. The adjoining kitchen sits to the front of the property and provides a practical layout with potential for reconfiguration, while to the rear, a conservatory extends the living space further and invites plenty of natural light while offering pleasant views of the garden. Completing the ground floor is a flexible reception room, equally suited as a third bedroom, study, or snug. The first floor provides two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage, and both bedrooms benefitting from convenient access to an abundance of eave storage. The family bathroom completes the accommodation on offer. With its upgrade potential and adaptable layout, the home is ideally suited to those seeking a rewarding project.

Outside, the home enjoys a generous plot that complements the internal space perfectly. Laid mainly to lawn with an area laid to patio also on offer, the rear garden offers a private and secure setting with plenty of room for landscaping, outdoor entertaining, or future extensions. A real highlight is the property's large garage, measuring over 11 metres in length, providing superb workshop potential, plentiful storage, or car enthusiast space. To the front, the driveway offers convenient off-street parking and could be further extended if desired. A pathway from the driveway leads to a gateway to the side, offering secure access to the rear, flanked by an area laid to lawn with a variety of shrubs bordering. The layout of the plot, combined with the property's existing footprint, makes this a highly appealing proposition for those wishing to create a substantial family home over time.

Mendip Road remains a consistently popular location within Yatton, appreciated for its established community and easy access to a wide range of village amenities. The property is just a short distance from nearby shops, local schools, recreational areas, and countryside walks, creating a balanced environment ideal for both families and downsizers. Excellent transport links are close at hand, including Yatton Railway Station with direct connections to Bristol, Weston-super-Mare, and beyond, while road networks provide straightforward routes to the M5 and surrounding villages.

Three bedroom detached house with fantastic potential in the village of Yatton

HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.

About this property

TENURE
Freehold

UTILITES
Mains electric
Mains water
Mains drainage

HEATING
Electric heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.

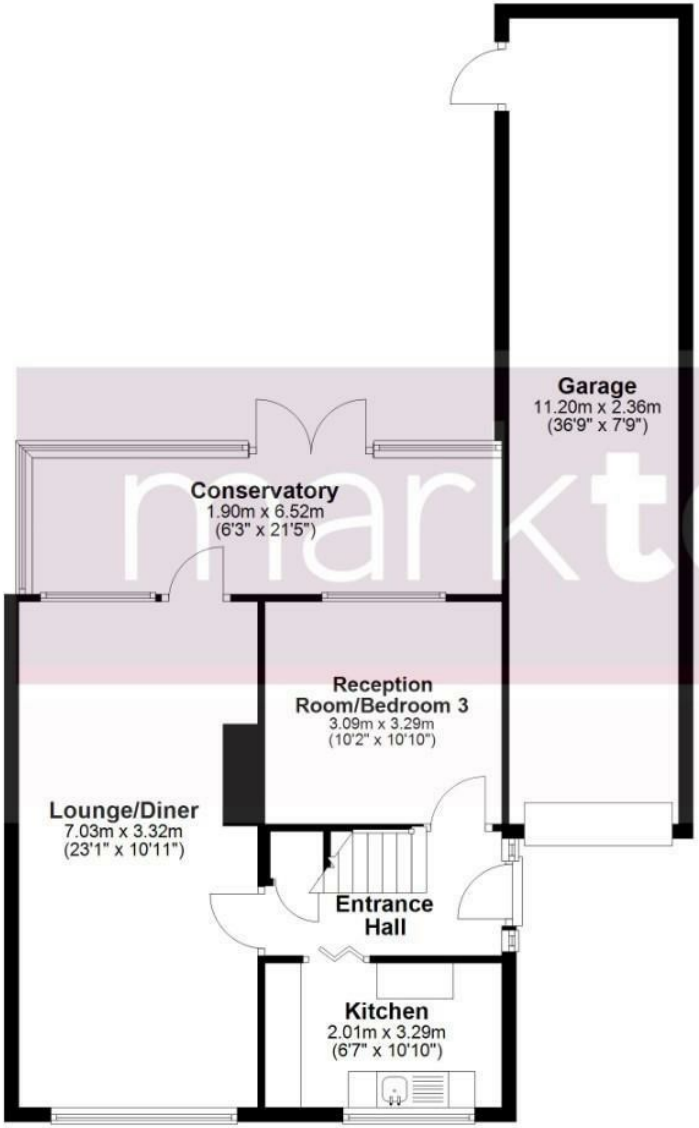
For the latest properties and local news follow marktempler residential sales, Yatton on:

YouTube

www.marktempler.co.uk 01934 833253 yatton@marktempler.co.uk

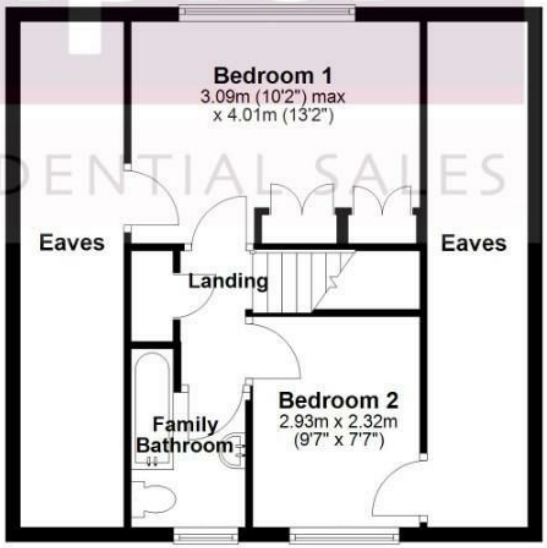
Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 88.5 sq. metres (952.4 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be