

HUNTERS®

HERE TO GET *you* THERE



Mendip Road

Yatton, BS49 4HP

Asking Price £415,000



Council Tax: C



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Hallway

Double glazed entrance door, radiator, built-in understairs cupboard with wall mounted gas combination boiler, door to:

Shower Room

Fitted three piece suite with a tiled shower cubicle with shower over, wash hand basin and low level WC, heated towel rail.

Bedroom 3

12'2" x 9'1" (3.71m" x 2.77m")

Double glazed window to rear, double glazed skylight window, coving to ceiling, radiator.

Living Room

15'9" x 12'8" (4.80m" x 3.86m")

Full height double glazed window to front and double glazed window to side,, two radiators, coving to ceiling.

Kitchen

12'8" x 9'8" (3.86m" x 2.95m")

Fitted base units with worktop space over, integrated dishwasher, built-in oven, hob with extractor hood over, plumbing for washing machine and space for American fridge/freezer, sink unit with mixer tap, double glazed skylight window and double glazed window to rear, radiator, door to:

Conservatory

10'2" x 7'7" (3.10m" x 2.31m")

Double glazed windows overlooking the garden, double glazed French door to the garden.

Landing

Double glazed skylight window, built-in linen cupboard, access to loft space, door to:

Bedroom 1

13'8" x 11'3" (4.17m" x 3.43m")

Double glazed window to side, radiator, eaves storage cupboards, door leads into a walk-in wardrobe with hanging rails.

Bedroom 2

10'6" x 9'10" (3.20m" x 3.00m")

Double glazed window to front, radiator, eaves storage cupboard.

Bathroom

Fitted with a three piece suite with shaped bath with shower over and glass screen, vanity wash hand basin, WC, double glazed skylight window, tiled surround, radiator,

Outside

The front is laid to a driveway provides parking for two/three vehicles. There is an enclosed side garden with lawn, seating areas and a large shed. The rear gives access to a further storage shed.

Agent Notes

Council Tax Band C.



Road Map



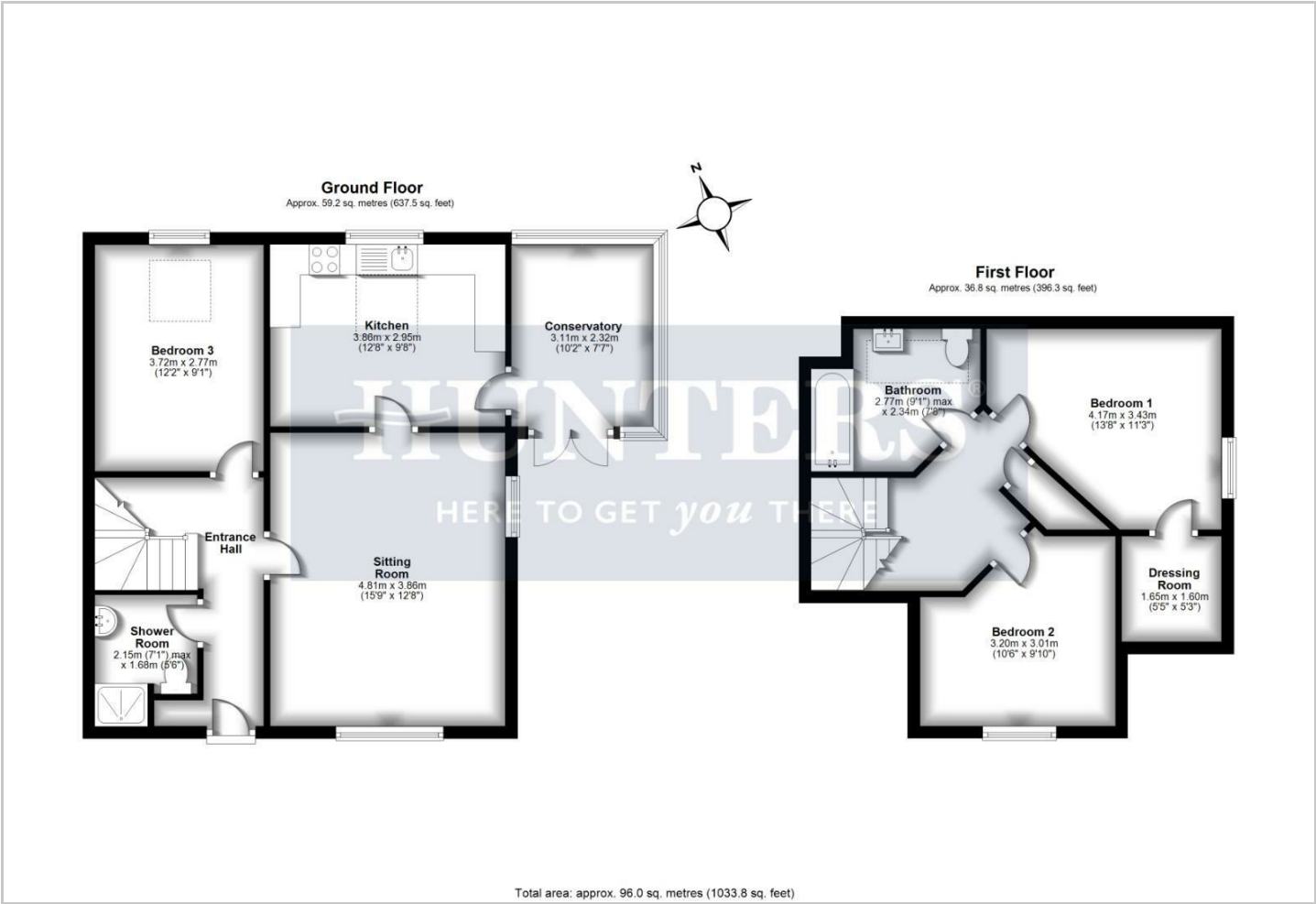
Hybrid Map



Terrain Map



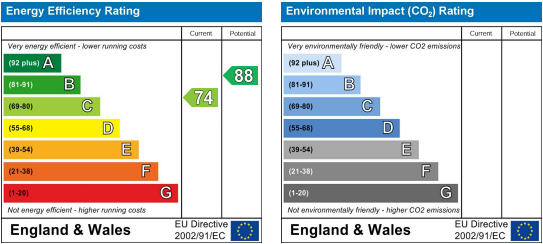
Floor Plan



Viewing

Please contact our Hunters Portishead Office on 01275 840 600 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.