



  
 UNITED KINGDOM  
**PROPERTY AWARDS**  
 REAL ESTATE  
 in association with  
**GAGGENAU**  
 ★ ★ ★ ★ ★  
 BEST REAL ESTATE  
 AGENCY SOMERSET  
 Robin King Estate Agents  
 2014-2015

*Gold*  
**The Negotiator**  
**AWARDS 2014**  
 Regional Agency  
 of the Year: South West

**Robin King** | Estate Agents

## 101 Mendip Road, Yatton, Bristol, BS49 4HN

**Semi-detached house in village location**

Situated in the popular village of Yatton, this semi-detached home offers three bedrooms and is extremely convenient for local primary schooling and the mainline train station.

**Cooke and Lewis kitchen**



**Backwell School catchment area**

The front door leads into the hallway with a downstairs cloakroom and doors to the kitchen and lounge. The kitchen is fitted with Cooke and Lewis units, there is an integrated dishwasher and space for a fridge freezer along with a built-in electric oven and 5 ring gas hob. The dining room is found off the kitchen which has UPVC double glazed French doors to the garden. The sitting room completes the downstairs accommodation, here there are also French doors into the garden along with a Minster style fireplace with a living flame electric fire.

**Downstairs Cloakroom**

**Spacious sitting room**



**Separate dining area**

**Two double bedrooms and one generous single**

Upstairs there are three bedrooms, two doubles and one generous single, there is also a family bathroom with a separate shower. There is access to the partially boarded loft via a loft ladder on the landing.

**Large family bathroom with separate shower**

**Enclosed southerly facing rear garden**

The southerly facing back garden is fully enclosed by hedging and fence panels where there are two mature apple trees along with a variety of shrubs.

**Parking and garage**

The front garden is laid to lawn with flower beds, there is a cold water tap and outside light. The driveway has parking for two cars and leads to the garage.



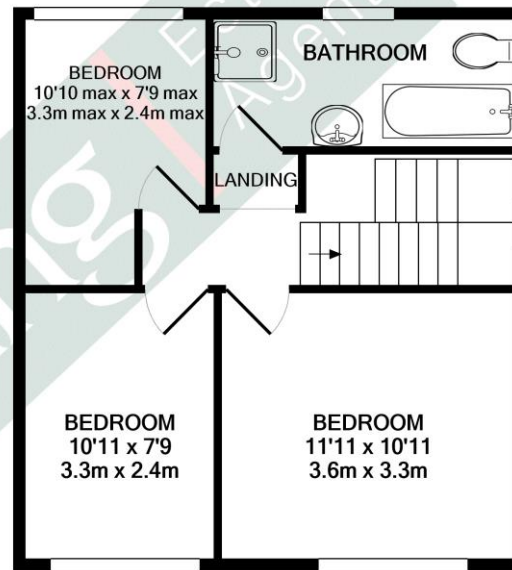
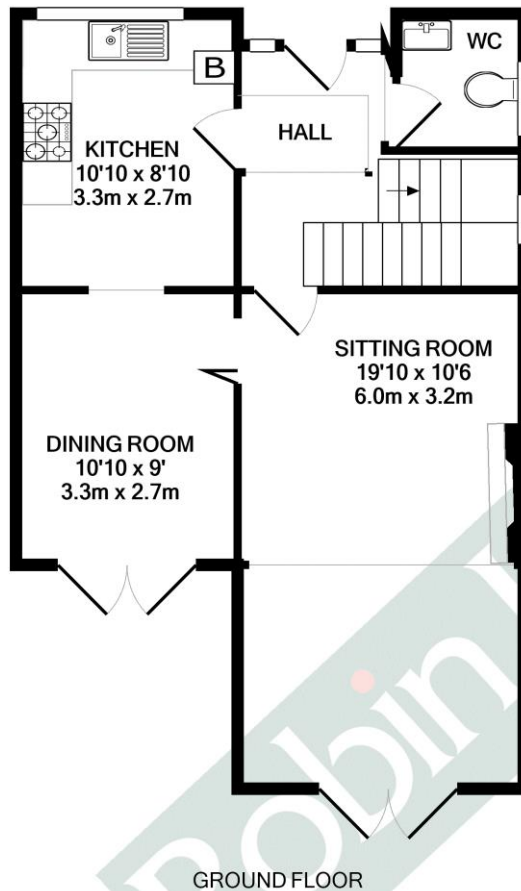


The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.



**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



GROUND FLOOR

1ST FLOOR



TOTAL APPROX. FLOOR AREA 953 SQ.FT. (88.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**DIRECTIONS** – From Robin King Estate Agents in Congresbury, turn right at the traffic lights and proceed towards Bristol, taking the first turning on the left into Yatton. Continue past Cadbury House, then turn left into Mendip Road, the property can be found on the left-hand side.

**SERVICES** – All mains services connected

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band C £1549.78(2019/20) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**Energy Performance Certificate**

101, Mendip Road, Yatton, BRISTOL, BS49 4HN

Dwelling type: Semi-detached house Reference number: 9016-2843-7206-9707-3965  
 Date of assessment: 07 October 2013 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 08 October 2013 Total floor area: 88 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,937
Over 3 years you could save	£ 1,272

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 153 over 3 years	
Heating	£ 2,415 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 312 over 3 years	£ 196 over 3 years	
<b>Totals</b>	<b>£ 2,937</b>	<b>£ 1,665</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>		85	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	56		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 585
2 Floor Insulation	£800 - £1,200	£ 195
3 Low energy lighting for all fixed outlets	£25	£ 48

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.