

## Mendip Road, Yatton

£245,000

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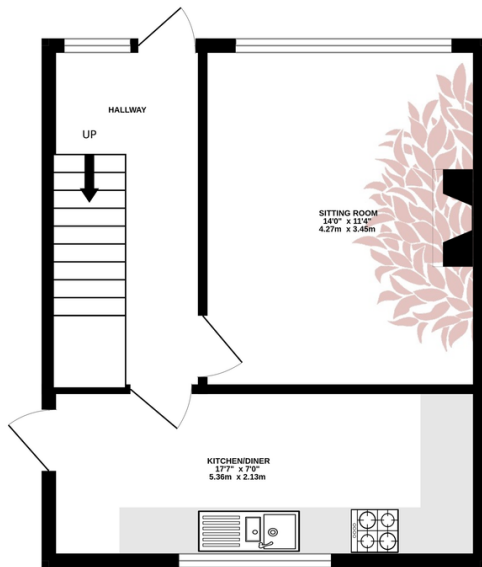
**SUPERB TWO BEDROOM HOUSE WITH A GARAGE, OFFERING NO CHAIN!** - This lovely two-bedroom semi-detached house in Yatton is in great condition and offers a spacious front garden, enclosed rear garden, off-street parking and a garage!



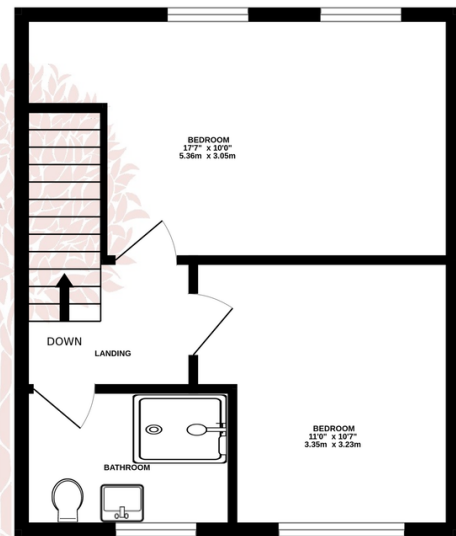
## Key Features

- Semi detached house
- Two double bedrooms
- Bathroom with large, modern walk-in shower
- Lovely gardens and off street parking
- Huge scope to extend (subject to planning permission)
- Separate single garage
- EPC D
- Council Tax Band B
- No chain
- Viewings highly recommended

GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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