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**DABINETT DRIVE, SANDFORD, BS25 5AF**



**£345,000 FREEHOLD**

# Passionate about Property

Impressive three bedroom semi-detached home with a WEST-FACING rear garden, situated within a short walk of Sandford Primary School and local amenities. The property was built four years ago by Strongvox Homes (6 years NHBC guarantee remaining) notably providing a kitchen / dining room, downstairs WC, en suite to master bedroom and off street parking for two vehicles. Call now to arrange a viewing!

Council Tax Band: C

## Location

Sandford is set within the beautiful North Somerset Countryside. The village has a range of amenities including a General Store, Primary School, Village Hall, two Churches and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Banks, Chemist, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walk and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School with Sixth Form Centre. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

## Directions

From the village of Winscombe with Farrons office on your left hand side, proceed along the Sandford Road for approximately 1.5 miles. At the 'T' Junction opposite Humphrey Motor Company, turn right. Take the left turning into Dabinett Drive just before reaching Sandford Primary School. Follow this road and take the second turning on your left. You will then find the property on your right hand side.





### **Entrance Hall**

Composite door to front. Radiator. Carpeted stairs to first floor. Under-stairs cupboard.

### **Downstairs W.C**

Upvc double glazed window to front. WC. Wash basin. Radiator.

### **Kitchen/Dining Room (12' 0" x 10' 03" ) or (3.66m x 3.12m)**

Upvc double glazed window to front. Fitted kitchen with built-in Neff appliances that include a dishwasher, oven, gas hob, extractor hood and fridge/freezer. Spotlights. Radiator. Gas boiler.

### **Living Room (18' 03" x 11' 04" ) or (5.56m x 3.45m)**

Upvc double glazed window and French doors to rear garden. Carpeted flooring. Two radiators.



### **Landing**

Loft access. Airing cupboard. Carpeted flooring. Doors to:





**Bedroom 1 (11' 04" x 10' 05" ) or (3.45m x 3.18m)**  
Upvc double glazed window to front. Carpeted flooring.  
Radiator.

**En Suite**

Upvc double glazed window to side. Contemporary suite comprising walk in shower, WC, wash basin, part-tiled walls and a heated towel radiator. Spotlights.

**Bedroom 2 (10' 04" x 8' 10" ) or (3.15m x 2.69m)**

Upvc double glazed window to front. Carpeted flooring.  
Radiator.

**Bedroom 3 (9' 07" x 7' 09" ) or (2.92m x 2.36m)**

Upvc double glazed window to rear. Carpeted flooring. Radiator.





### **Bathroom**

Upvc double glazed window to front. Contemporary suite comprising bath with shower over and folding glass screen, WC, wash basin, part-tiled walls and a heated towel radiator. Spotlights.

### **Driveway**

Double-width driveway with off road parking for two vehicles. Gates access to rear garden.

### **Rear Garden**

West-facing rear garden with a large stone paved patio area that meets a lawn with well stocked borders and a garden shed.

### **Material Information**

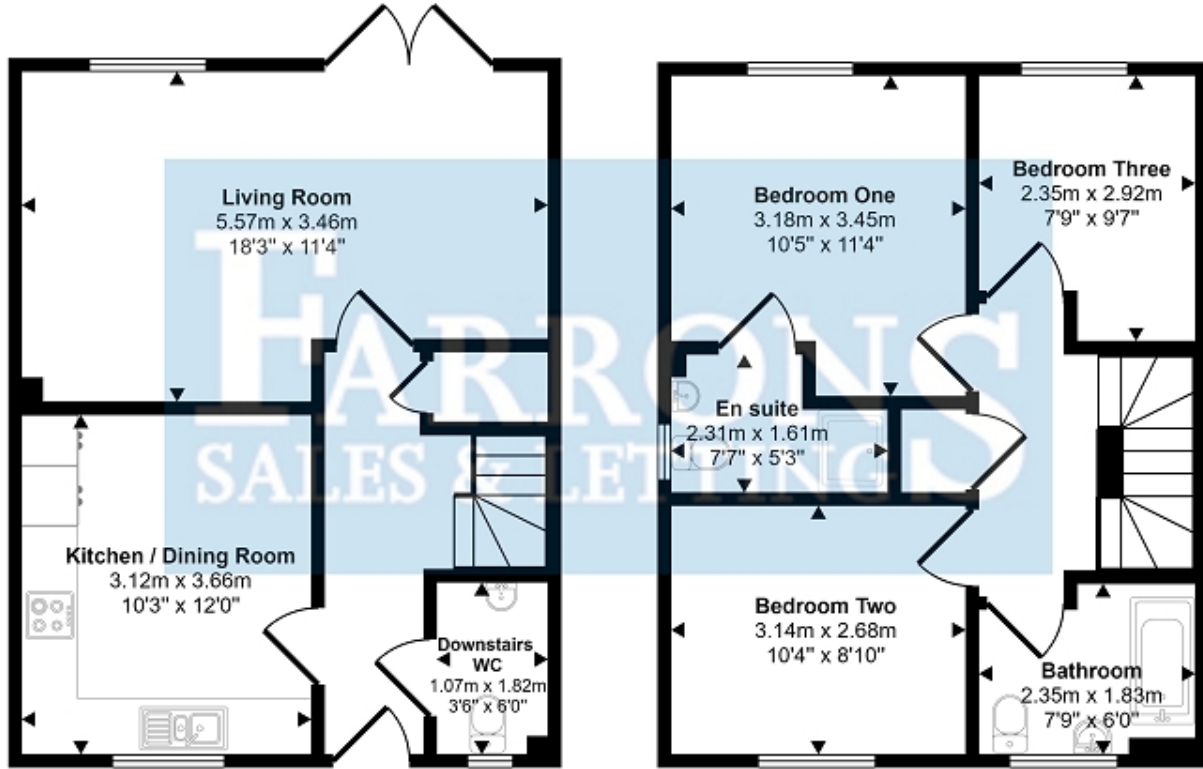
Council Tax Band C / £192 per month (over 10 months)  
Tenure - freehold  
Maintenance charge - £193.47 per year  
Property construction - conventional block and brick. Four years old. Built by Strongvox homes  
Electricity - yes  
Gas - yes  
Water - yes  
Sewerage - mains  
Heating - gas central heating  
Broadband - fibre to the house  
Any known building safety concerns - no  
Are there any restrictions, covenants, rights or easements - no  
Has the property been flooded in the past 5 years - no  
Are there any local planning applications / permissions that will affect the property - no  
Have any accessibility adaptations been made - no  
Is the property in a coalfield / mining area - no

Please note that six years of NHBC building guarantee remains at the time of writing (19/9/2024)



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Approx Gross Internal Area  
82 sq m / 888 sq ft



**Ground Floor**  
Approx 41 sq m / 437 sq ft

**First Floor**  
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract