



## DABINETT DRIVE, SANDFORD, WINSCOMBE, NORTH



**OFFERS IN EXCESS  
OF £335,000 FREEHOLD**

# Passionate about Property

Modern Semi Detached House within this sought after development. The property is for sale with NO ONWARD CHAIN. Briefly comprising: Entrance Hall, Downstairs Cloakroom, Fitted Kitchen, Open Plan Lounge/Diner, First Floor Landing, Three bedrooms with en-suite shower room to master and Family Bathroom. Outside there is a driveway for two cars, 1 1/2 size garage and enclosed rear garden. Viewing is highly recommended. EPC: A, Council Band:C, Freehold.



## Description

Modern Semi Detached House within this sought after development. The property is for sale with NO ONWARD CHAIN. The property is presented in excellent order and briefly comprises: Entrance Hall, Downstairs Cloakroom, Fitted Kitchen, Open Plan Lounge/Diner, First Floor Landing, Three bedrooms with en-suite shower room to master and Family Bathroom. Outside there is a driveway for two cars, 1 1/2 size garage and enclosed rear garden. Viewing is highly recommended.

## 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, Church and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, 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.

## Entrance Hall

Panelled entrance door and glass inserts, stairs to the first floor accommodation, radiator, cloak hooks, wood laminate flooring throughout the ground floor.

## Downstairs Cloakroom

Upvc double glazed window to the front, inset low level W.C, wash hand basin, radiator, extractor, part tiled walls.

## Kitchen (11' 03" x 10' 01") or (3.43m x 3.07m)

Upvc double glazed window to the front, fitted with a range of wall and base units, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, four ring gas hob with extractor fan over, built in electric oven, dishwasher, fridge and freezer, space for washing machine, wall mounted Vaillant gas fired boiler supplying heating and hot water, under pelmet lighting, granite effect worktops, with matching up-stands, radiator, spot lighting.

## Living/Dining Room (10' 02" x 19' 0") or (3.10m x 5.79m)

Upvc double glazed double doors to the rear, upvc double glazed window to the rear, T.V and Internet points, two radiators, under stairs cupboard housing consumer unit.

## First Floor Landing

Access to roof space, built in cupboard.

## Bedroom 1 (11' 03" x 10' 02") or (3.43m x 3.10m)

Upvc double glazed window to the rear, TV and Internet sockets, radiator.





#### **En Suite (7' 05" x 5' 03") or (2.26m x 1.60m)**

Upvc double glazed window to the side with deep tiled sill, tiled corner shower with rain and mixer shower over, inset wash hand basin and low level W.C, part tiled walls, ladder style heated towel rail, shaver socket.

#### **Bedroom 2 (10' 01" x 8' 07") or (3.07m x 2.62m)**

Upvc double glazed window to the front, radiator.

#### **Bedroom 3 (9' 03" x 7' 07") or (2.82m x 2.31m)**

Upvc double glazed window to the rear, radiator.

#### **Bathroom (7' 06" x 6' 02") or (2.29m x 1.88m)**

Upvc double glazed window to the front with deep tiled sill, panelled bath with mains fed shower over, inset wash hand basin and low level W.C, ladder style heated towel rail, part tiled walls, extractor.

#### **Outside**

##### **Garage & Driveway.**

Driveway to 2/3 cars, 1 1/2 size garage with up and over door, power, light and storage over.

##### **Rear Garden**

Enclosed rear garden with patio area, lawn, outside tap, personal drawer to garage.

#### **Material Information**

Material Information - (As provided by Vendor)

Council Tax / Domestic Rates: C

Tenure: Freehold

Maintenance Charge: TBC

Ground Rent: TBC

Property Type: Semi Detached House

Property Construction: Brick

Electricity Connected: Y Gas Connected: Y

Water Connected: Y

Sewage - Mains / Septic / Bio Digester etc: Mains

Heating - Type: Gas boiler

Type of Broadband - Fibre / Copper Wire: TBC

Parking: Yes

Any known building safety concerns? : No

Are there any restrictions / covenants? : No

Are there any rights / easements? : No

Has the property been flooded in the last 5 years? : No

Is the property subject to coastal erosion? : No

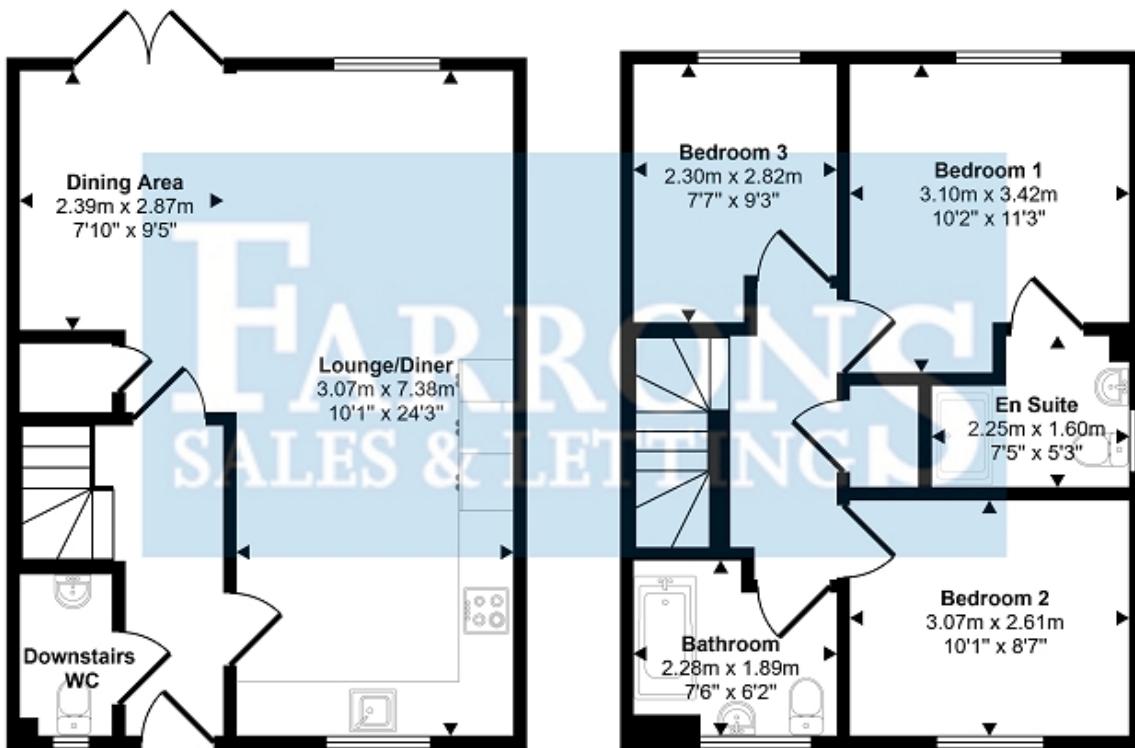
Are there any planning applications / permissions locally that will affect the property? : No

Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? : No



Approx Gross Internal Area  
82 sq m / 879 sq ft



## Ground Floor

Approx 41 sq m / 441 sq ft

## First Floor

Approx 41 sq m / 438 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+) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.