

Sales  
01934 842000

[sales@farrons.co.uk](mailto:sales@farrons.co.uk)



Lettings  
01934 842000

[lettings@farrons.co.uk](mailto:lettings@farrons.co.uk)



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



**£399,950 FREEHOLD**

# Passionate about Property

**NO ONWARD CHAIN!** Situated within a peaceful cul-de-sac, this attractive three bedroom detached family home offers spacious, well-presented accommodation ideal for modern family living. Outside, a private landscaped West-facing rear garden enjoys afternoon and evening sunshine, providing the perfect setting for relaxing or entertaining. Further benefits include a detached garage, driveway parking and excellent access to local amenities, schools and transport links.

## 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. The property will then be found at the top of this road in the cul-de-sac to your right.







#### **Entrance Hall**

Door with glazed panel to front. Radiator. Karndean flooring. Carpeted stairs to first floor. Doors to:

#### **Downstairs W.C**

Upvc double glazed window. WC. Wash basin. Radiator. Karndean flooring.

#### **Living Room (21' 03" x 9' 11") or (6.48m x 3.02m)**

Spacious reception room with dual aspect windows and French doors that access the rear garden. Two radiators. Carpeted flooring.

#### **Kitchen/Dining Room (19' 03" x 11' 01") or (5.87m x 3.38m)**

Extensive fitted kitchen with upvc double glazed dual aspect windows and a door to the rear garden. Under-stairs storage cupboard. Two radiators. Built-in appliances include an oven, gas hob, fridge, freezer, dishwasher and washing machine. Karndean flooring.



#### **Landing**

Upvc double glazed window. Radiator. Carpeted flooring. Loft access. Doors to:





**Bedroom 1 (10' 0" x 9' 08") or (3.05m x 2.95m)**

Upvc double glazed window. Radiator. Carpeted flooring. Built-in double wardrobe. Door to:

**En Suite**

Upvc double glazed window. Heated towel radiator. Enclosed WC. Wash basin. Walk-in double shower cubicle. Karndean flooring.

**Bedroom 2 (10' 02" x 8' 01") or (3.10m x 2.46m)**

Upvc double glazed window. Radiator. Carpeted flooring. Built-in double wardrobe.

**Bedroom 3 (8' 07" x 7' 08") or (2.62m x 2.34m)**

Upvc double glazed window. Radiator. Carpeted flooring.







### **Bathroom**

Upvc double glazed window. Karndean flooring. Heated towel radiator. Bath with shower over. Enclosed WC. Wash basin.

### **Garage & Driveway.**

Driveway parking to the front of the garage, with additional parking available at the front of the property. EV charging point.

Large single garage (23'5 x 10'8) with up and over door to front, side door to rear garden. Power and light.

### **Rear Garden**

Private, attractively landscaped West-facing rear garden, with large paved and composite decked areas to sit and enjoy the sunshine! Access gate to the front driveway.

### **Material Information**

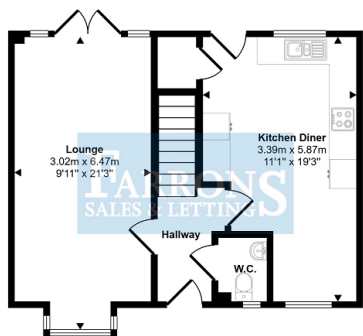
Alarm system with CCTV.

There is a water softener installed.

Awaiting further vendor comment.

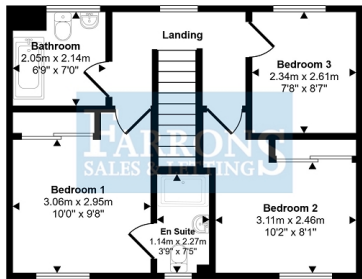


# Passionate about Property



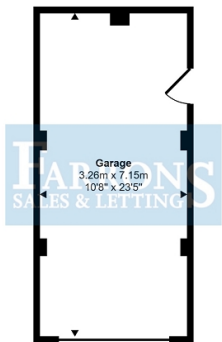
Ground Floor  
Approx 45 sq m / 488 sq ft

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.



First Floor  
Approx 44 sq m / 476 sq ft

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Garage  
Approx 23 sq m / 251 sq ft

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         | 94        |
| (81-91) B                                   | 83                      |           |
| (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