

Dabinett Drive

Winscombe, BS25 5AE

COOPER
AND
TANNER



£399,950 Freehold

Offered with no onward chain is this beautifully presented three bedroom property located in the heart of Sandford with garage and driveway.

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 3  2  2 EPC B

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DESCRIPTION

Offered with no onward chain is this beautifully presented three bedroom property located in the heart of Sandford.

Entering the property from the front you are welcomed into a spacious hallway that provides access to the kitchen, living room, cloakroom and to the first floor. The living room is a large dual aspect room with a large bay window at the front and double doors opening to the garden at the rear. The cloakroom is a front aspect room with a basin and WC. The kitchen/family room is the hub of the house and is fitted with a selection of wall and base units, integral appliances, and provides ample space for a table. The kitchen is a dual aspect room with windows at the front and the rear and doors opening to the garden. There is also a handy under stair cupboard which is perfect for storage.

The first floor houses the three bedrooms and the bathroom facilities. The principle bedroom is a large front aspect bedroom with built in wardrobes and access into the en suite bathroom which is fitted with a shower cubicle, WC and basin. There is a further good sized double which is also a front aspect room and a rear aspect third bedroom which enjoys garden views. The first floor is completed with a well equipped family bathroom which is fitted with a panelled bath with overhead shower, WC and basin.

OUTSIDE

Entering from the front you are welcomed onto a driveway that provides tandem parking for a couple of vehicles. There is a patio area leading to the front door and access from the driveway with a wooden gate opening into the garden and an up and over door leading into the garage. The garage is an extremely useful space with lighting and power. The rear garden is fully enclosed with walling and is mostly laid to lawn with a patio area found outside the rear doors.

LOCATION

Sandford lies south west of Bristol, between Churchill and Winscombe. The village has a general store, providing most daily needs, church, pub, village hall/community centre and a primary school, doctors, dentists, vets, opticians, library, etc. are in Winscombe, about two miles distant. There is a

primary school in the village and the senior school is Churchill Academy and Sixth Form in the neighbouring village of Churchill. The area provides many facilities, including sports in Churchill, Cheddar and near Weston-super-Mare, dry ski slope in Churchill, lakes for fishing and sailing, bridleways and footpaths, some leading on to the Mendip Hills, golf courses and riding stables. The nearest M5 junctions are No.21 outside Weston-super-Mare and No.22 outside Burnham-on-Sea. There are two bus services which come through Sandford, one running between Bristol and Weston-super-Mare, the other between Wells and Weston-super-Mare - both services go to Winscombe.

TENURE

Freehold

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please Call Cooper and Tanner

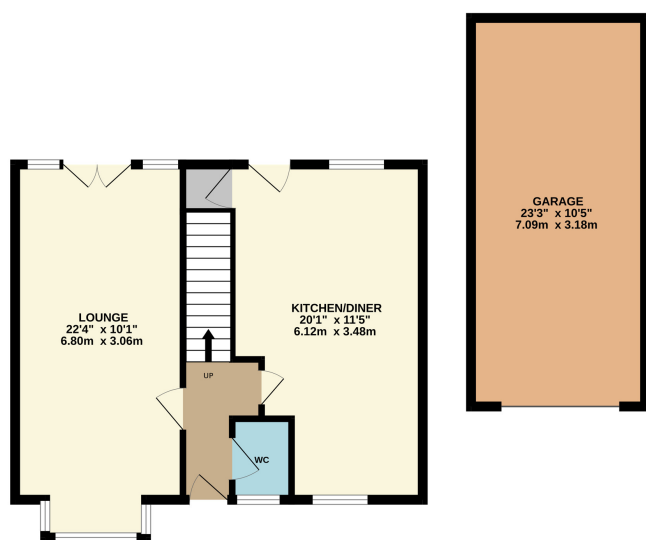
DIRECTIONS

Travelling through Sandford on the A368 from Churchill traffic lights, past the school on the right hand side you will find a turning for Dabinett Drive continue down the road passing the children's play area on the right, follow the road round and the property will be found on the right hand side.

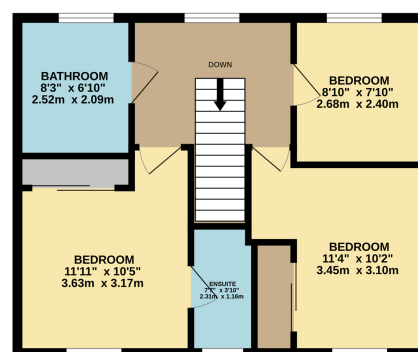




GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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