



**Sandford Station**

ST MONICA TRUST

**3 Hapil Close**

**Station Master's Cottage**

**Three bedroom detached property with garden**



Sandford, North Somerset BS25 5AA

**£395,000 leasehold**  
**(other charges apply)**



St Monica Trust



APPROVED  
OPERATOR



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## 3 Hapil Close

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### Specification

- Detached Grade II listed cottage located close to the bowling green and Darlisette House.
- Large kitchen with eye level oven, hob and extractor. Space for washing machine, fridge/freezer and dishwasher. Space for table and chairs in extension with French doors leading into pretty south facing, enclosed garden, looking towards orchards.
- Internal hallway leading to:
  - Ground floor single bedroom, with door to outside.
  - Newly refurbished downstairs shower room.
  - Living room with doorway to front entrance hall and staircase.
  - Two bedrooms on first floor, one with built-in wardrobe.
  - Large separate shower room.
- Gas heating.
- A unique property at Sandford Station, constructed in 1869.



**Living room**



**Kitchen**

## **Charges from 1 April 2026**

### **Annual service charge**

£13,488 single person per annum

£15,503 couple per annum

### **Other costs**

Annual boiler service and maintenance charge of £250.08

### **Council tax**

Council Tax Band E

£3,001.60 per annum

## **Viewings**

Please call the sales team to book on **0117 949 4004**

## **EPC**

Current EPC Band D (Rating 62)

Potential EPC Band B (Rating 84)

### **Please note**

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

You may need to meet with the Village Manager

as part of the allocations process. This will be booked at a time convenient to you.

### **Ending your occupation of a property**

When you surrender your lease the Trust will

buy your property back and return to you the amount of your original capital payment less any outstanding charges and your surrender fee.

Please refer to the Guide to Fees document for a worked example.



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### Living room

3.80m x 3.60m

12'7" x 11'10"

### Kitchen \*

5.00m x 3.40m

16'5" x 6'10"

### Bedroom 1

3.40m x 2.23m

11'3" x 7'4"

### Bedroom 2

4.25m x 2.53m

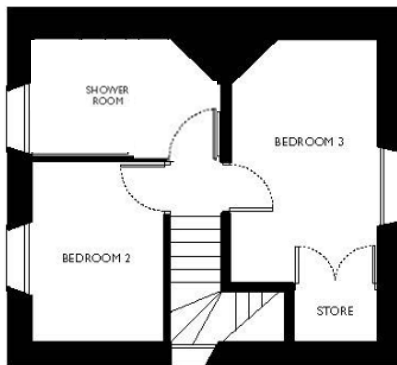
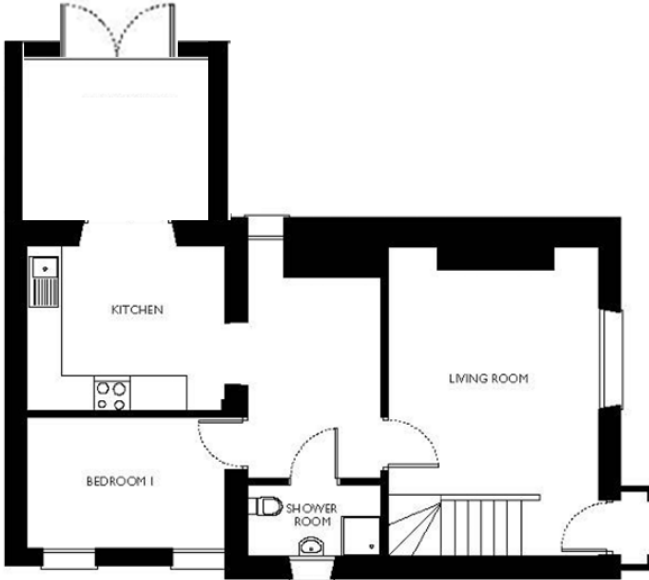
10'11" x 6'9"

### Bedroom 3

3.13m x 2.30m

10'3" x 7'7"

**TOTAL AREA: 87 SQM**



*\* Approximate measurements*

To unsubscribe please telephone  
**0117 949 4004** or email  
**[sales.team@stmonicatrust.org.uk](mailto:sales.team@stmonicatrust.org.uk)**



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