



£360,000

At a glance...



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COUNCIL
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**holland
& odam**

4 Vineyard View
Coxley
Wells
Somerset
BA5 1RQ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39 into the village of Coxley. Beyond the church you will see a for sale board for the property on the right hand side (a short distance before the Mobility shop and Wells Reclamation).

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Coxley is just 2 miles from Wells and 4 miles to Glastonbury. Coxley has a village hall, primary school, church, well known reclamation yard, hairdresser's and an Indian restaurant. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

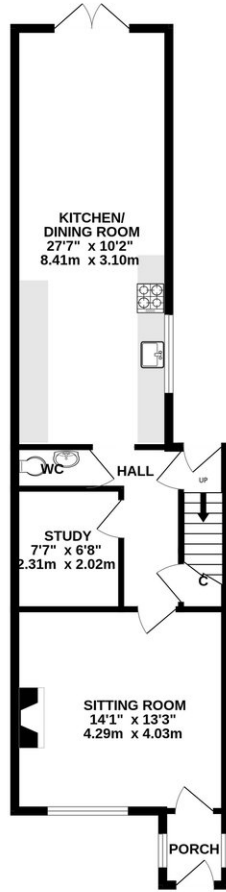
Insight

Deceptively spacious this end of terrace cottage has been significantly extended and offers three double bedrooms, an enormous dining kitchen, off road parking to the front and additional parking to the rear (suitable for a caravan or motorhome) within the 80' long garden. Viewing highly recommended!

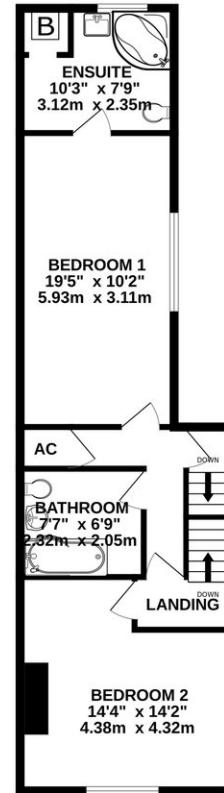
- Sitting room with period style fireplace with a gas fire inset
- Ground floor cloakroom
- Study (with plumbing that could create a utility room if required)
- Large dining kitchen with an extensive range of wall and base units, a range-style cooker and plumbing for washing machine and dishwasher
- Two large first floor bedrooms (one with en suite shower room) and a bathroom
- Generous top floor bedroom
- Off road parking to the front for a number of vehicles
- Enclosed garden to the rear with maximum length of 80' with vehicular access ideal for a caravan or motorhome. Power, light and water tap and useful garden store.



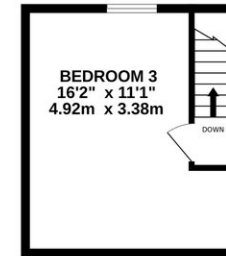
GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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