



£415,000

At a glance...



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**holland
& odam**

Hornbeam House, The Vineyards
Coxley
Wells
Somerset
BA5 1FP

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 southwards towards Glastonbury. Upon entering the village of Coxley you will pass the Church on the left and then after 100m, the Vineyards will be found on the same side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate Management Charges - £279.69 per annum



Location

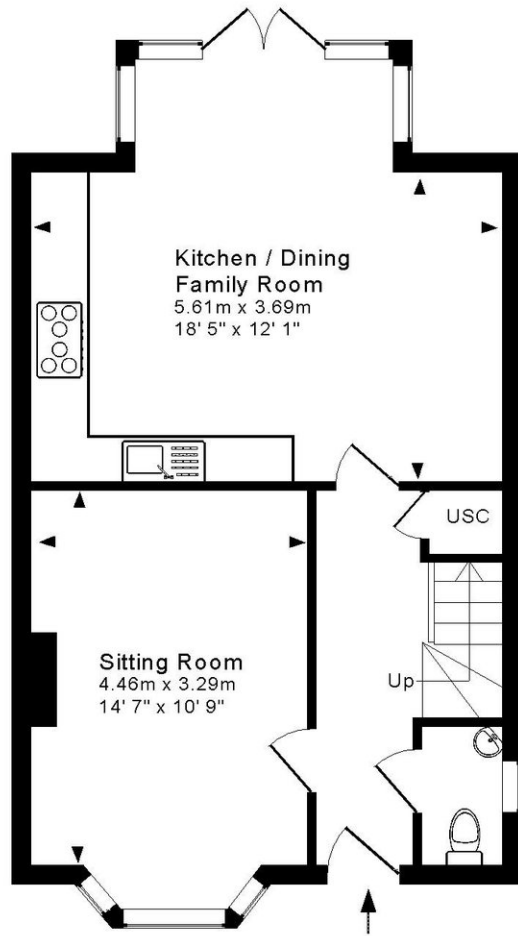
Coxley is just 2 miles from Wells and 4 miles to Glastonbury. Coxley has a village hall, primary school, church, well known reclamation yard, hairdresser's and an Indian restaurant. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants 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

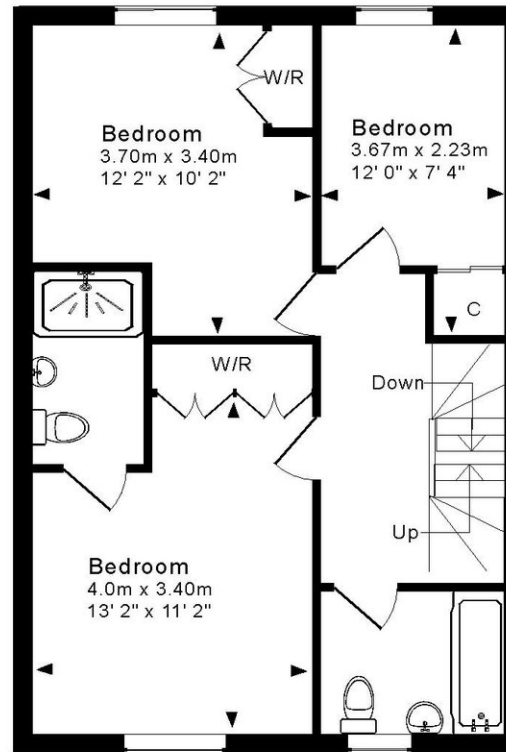
An exceptionally well presented property benefitting from having a spacious kitchen/dining room, two en suite bedrooms, south facing rear garden and previously being the show home on the development. Being offered with no onward chain!

- Stone built detached property with the advantage of being the ex-showhome on the development
- Well laid out kitchen with integrated appliances including a six burner gas hob, oven and microwave, dishwasher, washing machine, fridge freezer and a wine cooler
- Island incorporating additional storage and breakfast bar
- No onward chain
- Two en-suite bedrooms and two further bedrooms all having built in wardrobes
- Garage with light and power and a further parking space to the rear with direct access into the garden
- Rear garden approx 10m x 7.8m / 32.8ft x 25.6ft

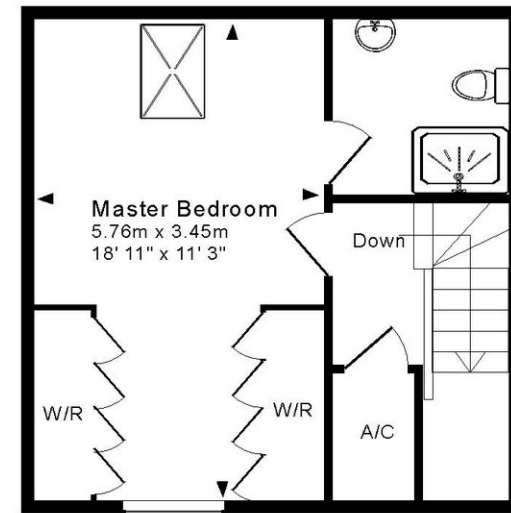




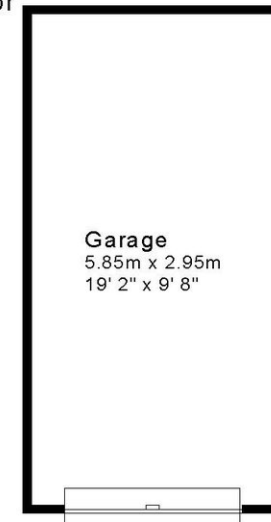
Ground Floor



First Floor



Second Floor



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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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