



£259,500

*At a glance...*



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**holland  
& odam**

8 Bowring Close  
Coxley  
Wells  
Somerset  
BA5 1RH

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

Proceed out of Wells on the Glastonbury Road. On entering the village of Coxley, pass the village hall and turn left just before the church. Proceed along this road and take the turning right into Bowring close. Number 8 will be in front of you.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

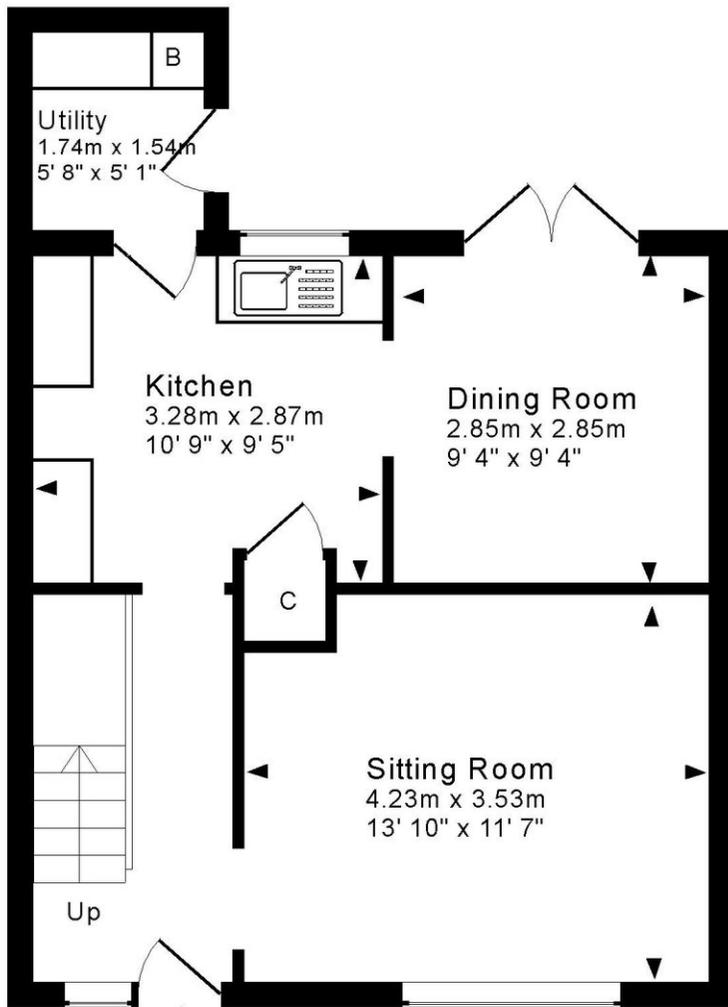
Coxley is just 2 miles from Wells and 4 miles to Glastonbury. Coxley has a village hall, primary school, church, well known reclamation yard, and an Indian restaurant. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as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

A recently refurbished three bedroom mid terraced home in the popular village of Coxley. Benefitting from having a large, sociable kitchen / dining room and a generous sitting room. Two of the bedrooms are good size double rooms with one having a built in cupboard. There is also a useful secure outbuilding in the rear garden.

- No onward chain
- Totally refurbished ready for a new owner to move straight in
- Spacious kitchen dining room with French doors leading out to the rear garden
- Utility room
- Two generous double bedrooms and a single
- Useful secure outbuilding to the rear
- New gas boiler
- Extremely light and airy
- Quiet village location away from main roads
- Lovely countryside walks nearby

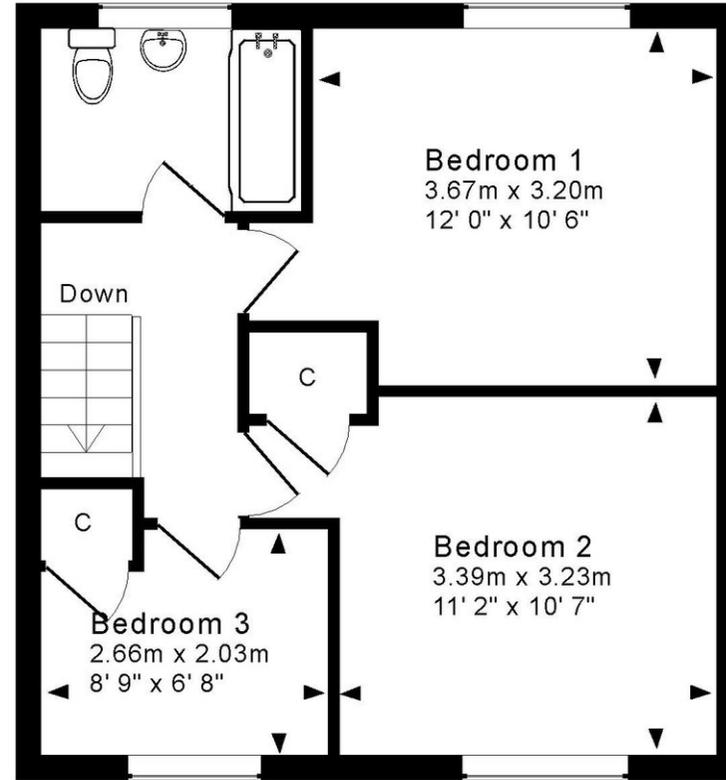




### Ground Floor

For indicative purposes only.  
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### First 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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