



Offers invited
£545,000

At a glance...



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**holland
& odam**

The New Bungalow
Brooklyn Terrace
Coxley
Wells
Somerset
BA5 1QZ

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 in to the village of Coxley. Proceed through the village and on passing the village hall there is a turning immediately on the left hand side, between two garages, where the property can be found. A For Sale Board is displayed.

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

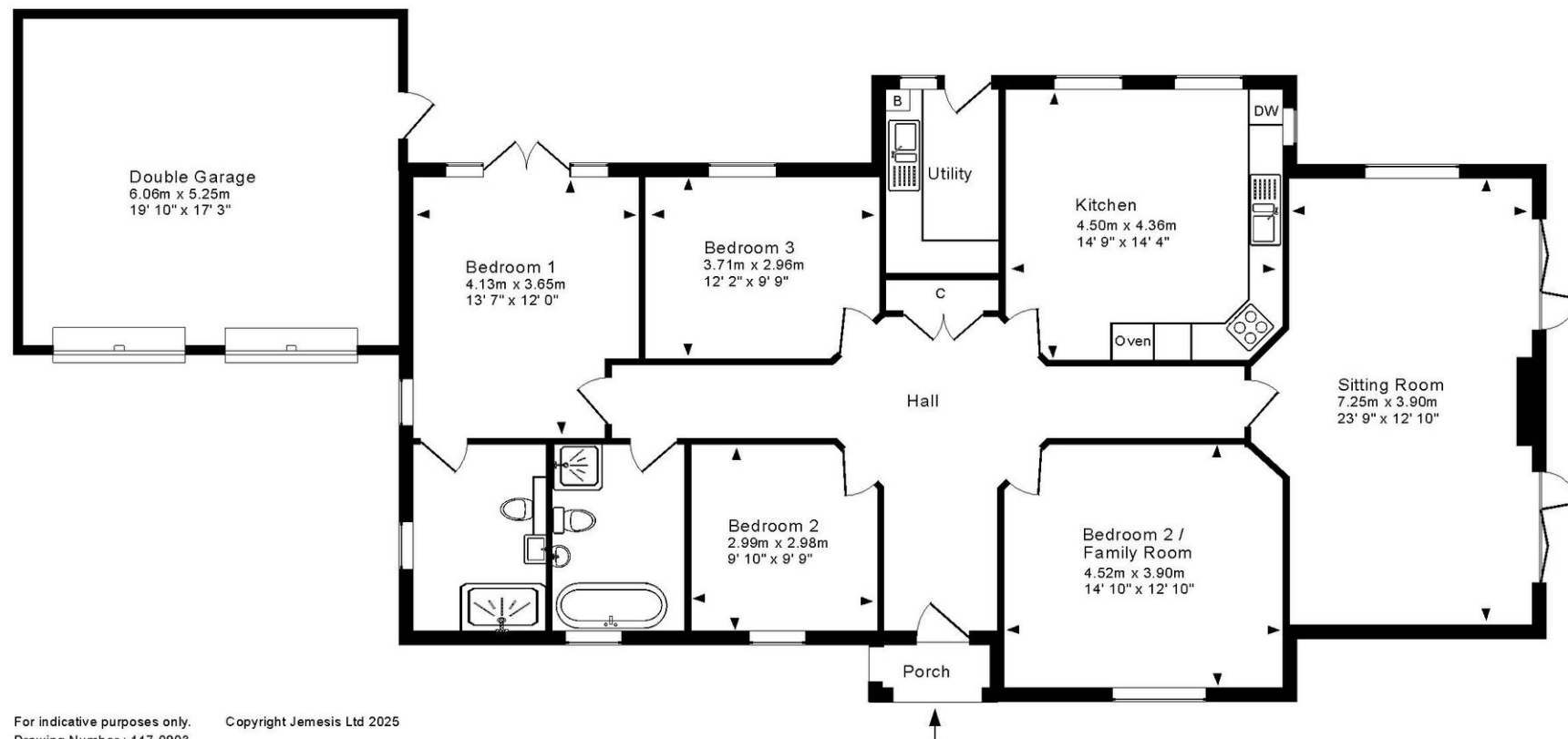
The village of Coxley is just 2 miles from Wells and c.3 miles to Glastonbury with a regular bus service between. There is a village hall, restaurant, primary school and church as well as a large reclamation yard. Wells is the smallest city in England and offers a vibrant high street with a variety of 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. the historic town of Glastonbury is famous for its Tor and Abbey Ruins and mystical associations. The town centre offers a good range of shops, banks, restaurants, cafes, health centres, public houses and schooling.

Insight

Built in 2011 this individual detached bungalow is certainly not a typical bungalow. It offers spacious and flexible accommodation with a high level of specification including underfloor gas fired central heating, wood-effect UPVC double glazing and well appointed kitchen and bathrooms. The property enjoys a level plot with an easily maintained south-facing garden. The contemporary style of the property is just as likely to appeal to family buyers as it will to more traditional bungalow purchasers. Viewing highly recommended.

- Hidden away within the village and set away from the main road
- Generous entrance hall with built-in storage
- Sitting room enjoying a double aspect with bi-folding doors and log burner
- Family room / fourth bedroom
- Large dining kitchen with integrated appliances and utility room off
- Master bedroom with luxurious en suite shower room and two further bedrooms
- Well appointed family bathroom with separate shower
- Underfloor gas fired heating. Engineered oak flooring and tiling throughout.
- Easily maintained south-facing garden with large patio. Overall measurements are 12.5m (41ft) long x 10.7m (35ft) wide
- Double garage (currently set up as a games room/bar)





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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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