



£345,000

At a glance...



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**holland
& odam**

3 Harters Hill Lane
Coxley
Wells
Somerset
BA5 1RD

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 pass the village hall on the left and just before the church on the left turn into Harters Hill Lane. The property is on the left. 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

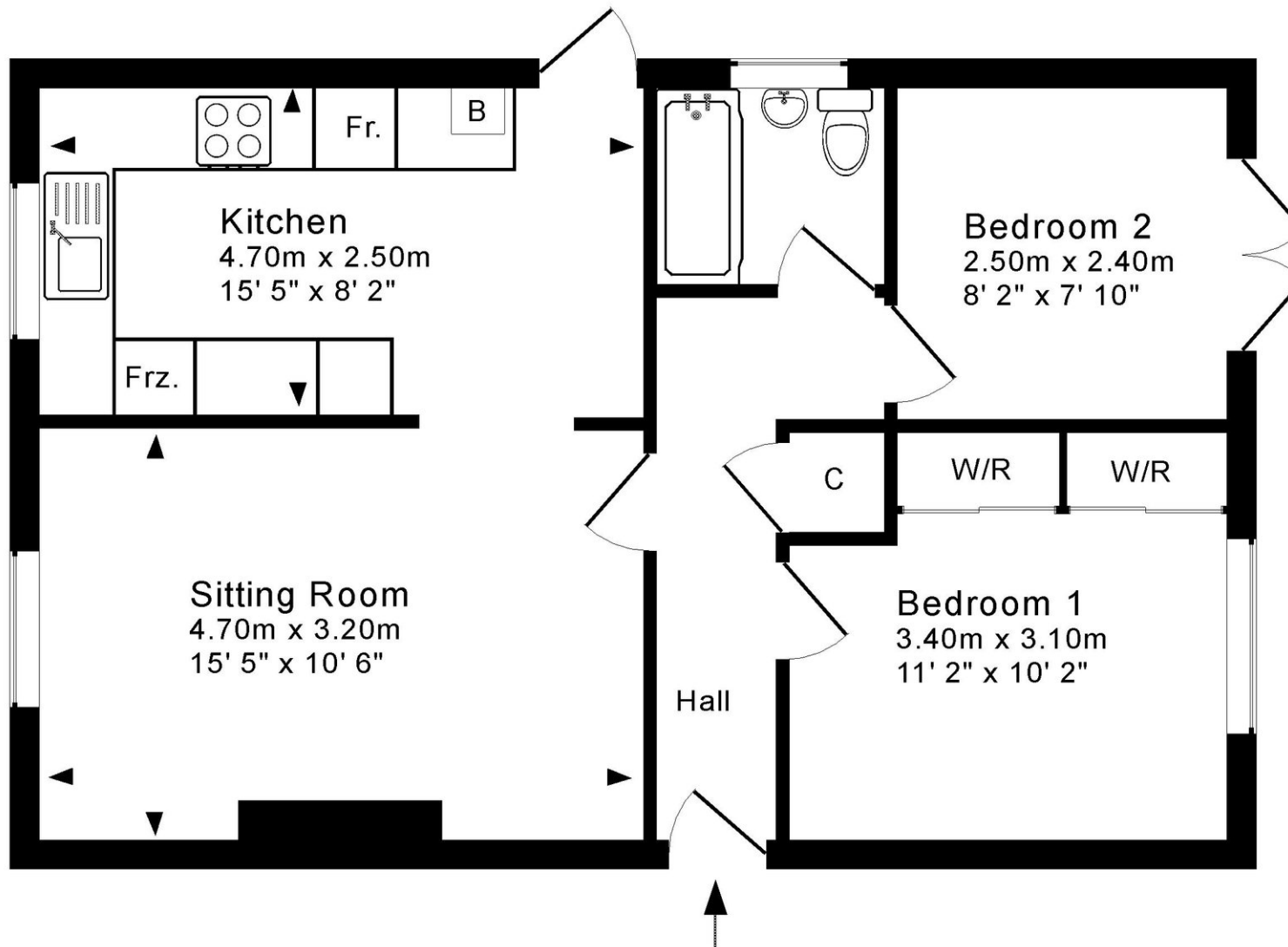
The village of Coxley is just 2 miles from Wells and c.3 miles to Glastonbury with a regular bus service between. There is a village hall, restaurant, primary school and church as well as a large reclamation yard. Wells is the smallest city in England and offers a vibrant high street with a variety of 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

An immaculate detached bungalow in a large, level plot and set well away from the main road. With the benefit of garage and driveway parking this is a great property for someone wanting something to move in and enjoy immediately. Viewing highly recommended.

- Sitting room with large south-facing window and an electric feature fire (flue is still in place if a log burner or gas fire is required)
- Stylish fitted kitchen with electric oven, gas hob, integrated fridge and freezer and plumbing for washing machine. Access to the garden.
- Two bedrooms overlooking the rear garden with the main bedroom having extensive fitted wardrobes
- Family bathroom with shower over the bath
- Driveway to the front c.44' (13.4m) long with parking for three cars in tandem
- Single garage with power, light and personnel door to the rear
- Lawned garden to the front and enclosed rear garden extending to c.45' x 38' (13.7m x 11.5m)
- The rear garden is level with a useful summerhouse/office with power and light and a further store shed. Outside power, light and water tap.
- Gas central heating and double glazed throughout





For indicative purposes only.
 Drawing Number : 147-0884

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