



£350,000

At a glance...



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**holland
& odam**

37 The Vineyards
Coxley
Wells
Somerset
BA5 1FN

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Glastonbury. Upon entering the village of Coxley pass the Church on the left and then take the next left into the Vineyards. Follow the road all the way around bearing to the right and then turn right and the property can be found second to last at the end of the cul de sac.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £298.67 p.a.



Location

The village of Coxley is just 1.5 miles from Wells and has a village hall, coffee shop, barbers, primary school, restaurant, church and reclamation yard. There is a regular bus service between Wells and Glastonbury. 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

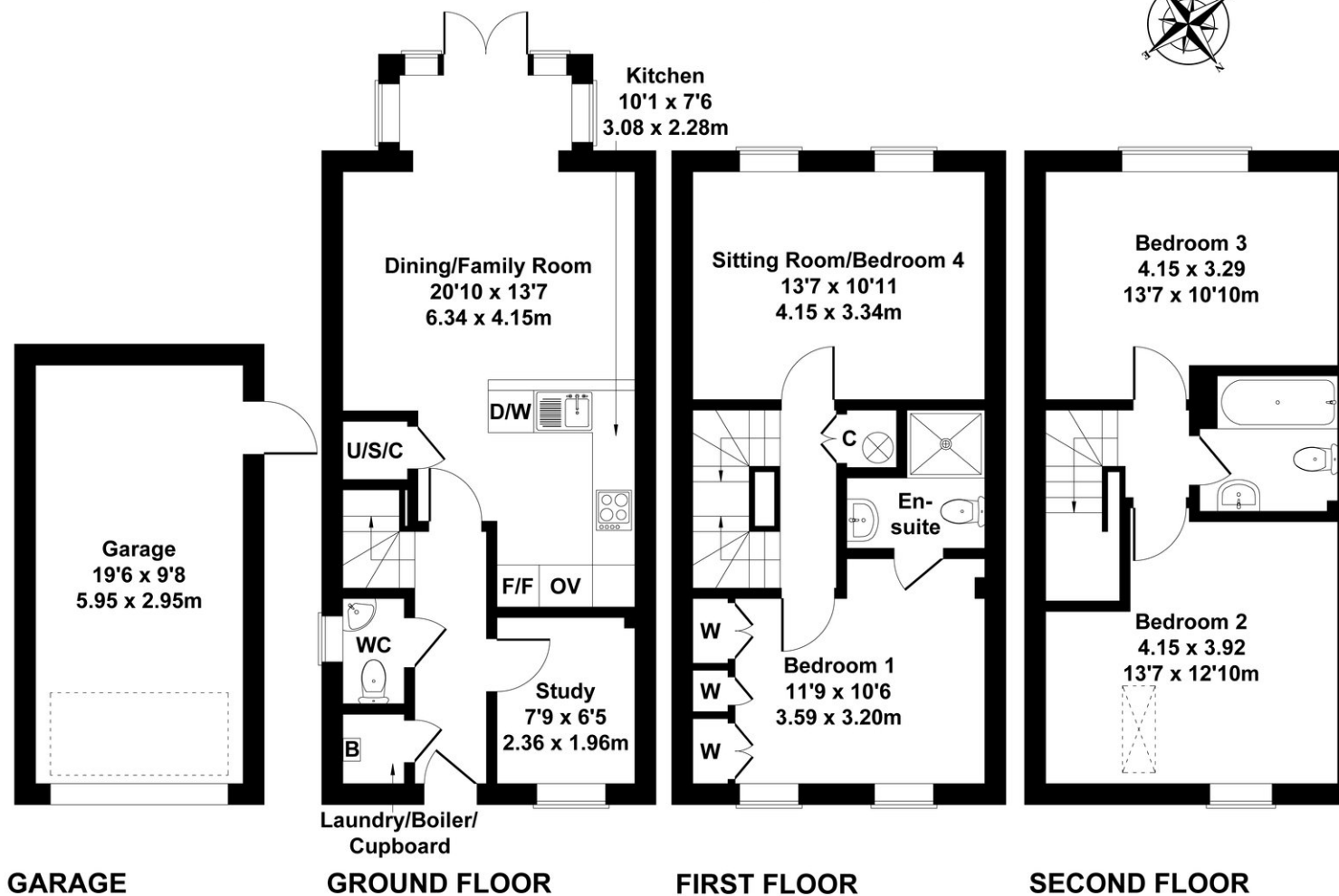
An immaculate semi-detached house built in 2016 and set in a quiet cul de sac with open fields to the rear and a south-west facing rear garden. With flexible accommodation over three floors offering versatile space it's a great house for either a family or a smaller household. Viewing highly recommended.

- Entrance hall with cloakroom and laundry/boiler cupboard off
- Useful study/snug
- Open plan kitchen and family room with a bay window leading out onto the garden
- Kitchen with integrated fridge freezer, dishwasher, electric oven and gas hob
- First floor sitting room (or additional fourth bedroom) with lovely views over farmland
- Master bedroom with en suite shower room and fitted wardrobes
- Two double bedrooms on the top floor and a family bathroom
- South-west facing rear garden extending to 9m x 7.7m (29'5" x 25'2") including the garage with patio and lawn
- Garage with power, light and roof storage with a personnel door to the garden
- Neutrally decorated throughout and in pristine order



The Vineyards

Approximate Gross Internal Area
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

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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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