



£260,000

At a glance...



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**holland
& odam**

The Old Cider House
Main Road
Coxley
Wells
Somerset
BA5 1RQ

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 into the village of Coxley. Beyond the church you will see a for sale board for the property on the right hand side (just before the Mobility shop and Wells Reclamation).

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

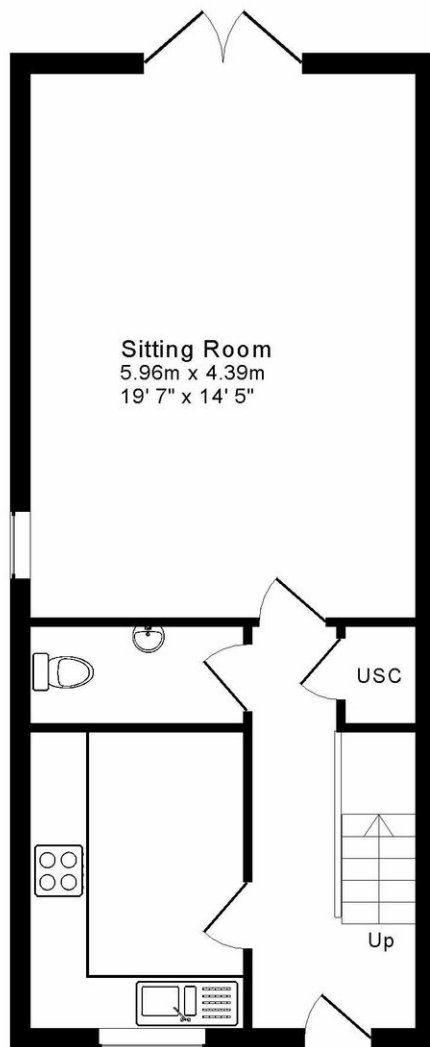
Coxley is just 2 miles from Wells and has a village hall, primary school, church, soft furnishing shop and Indian restaurant. There is a growing thriving community within Coxley with many village events being organised. A regular bus service runs between Wells and Glastonbury. Wells is the smallest city 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

Deceptively spacious three bedroom property with large sitting room and principal bedroom with ensuite. Garage to the rear and additional parking space. Being offered with no onward chain.

- Extremely spacious sitting room with French doors leading out to the rear patio and garden
- Kitchen with integrated Neff cooker and hob along with a breakfast bar and plenty of worktop space
- Downstairs cloakroom and handy under stairs cupboard
- All three bedrooms have built in wardrobes. The two doubles in particular have ample storage.
- The garage is presently divided into storage space to the front and a workshop to the rear. It could easily be put back to it's original state if required
- Built approx' 15 years ago but looks older due to the stone frontage
- Parking space in front of the garage

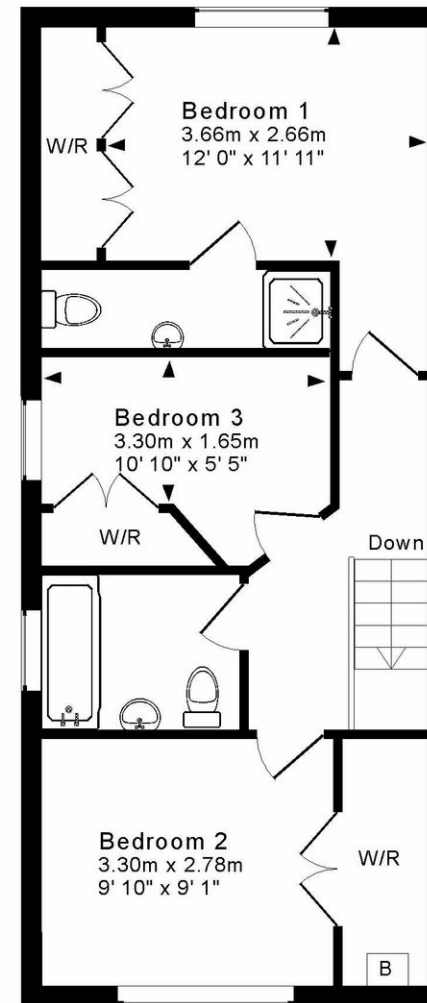
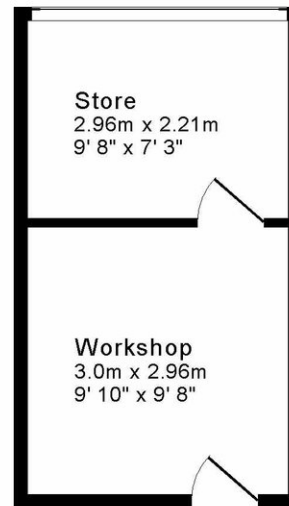




Ground Floor

For indicative purposes only.
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First Floor

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