



£285,000

At a glance...



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**holland
& odam**

2 Church Cottages
Coxley
Wells
Somerset
BA5 1RG

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. The property will be found on the on the right hand side opposite the church with a for sale board displayed. We would suggest parking next to the church and crossing over the road in the first instance.

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

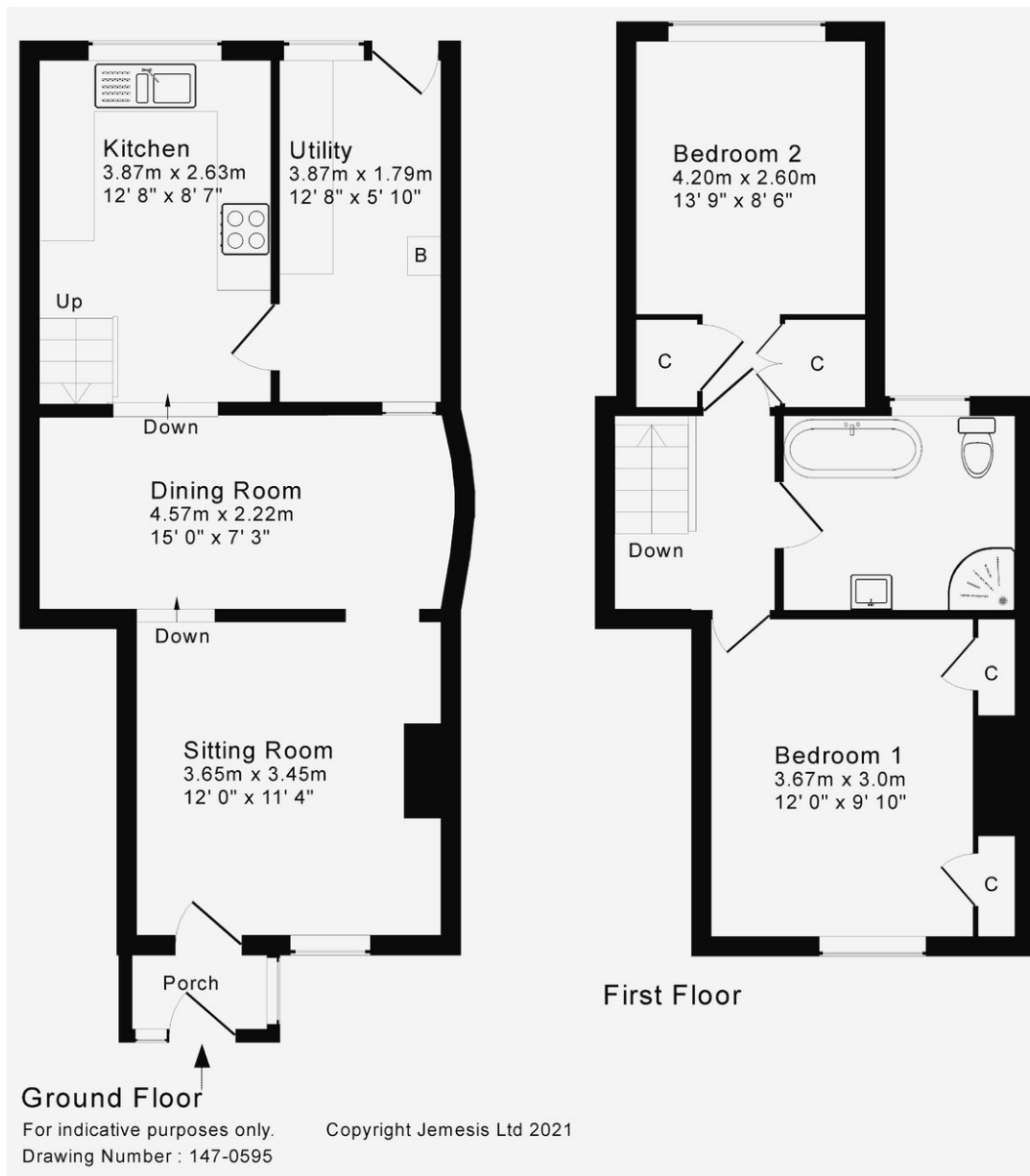
Coxley is just 2 miles from Wells and 4 miles to Glastonbury. Coxley has a village hall, primary school, church, well known reclamation yard, hairdresser's and an Indian restaurant. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants 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 mid-terrace cottage full of character offering a deceptive amount of accommodation with a large garden to the rear with lovely country views. The property has been improved by the present owner in the last two years with a new boiler, carpets and installation of a dropped curb. Being offered with No Onward Chain.

- Deceptively spacious period cottage of character with No Onward Chain.
- Off road parking with dropped curb and an additional space to the rear
- Lovely, established garden with shed, terrace and views
- Double glazed windows and gas fired central heating - New boiler fitted in August 2023
- Two generous bedrooms
- Sitting room with Morso woodburner
- Kitchen and separate utility room
- Bathroom with separate shower cubicle
- Recently fitted new carpets
- Rear garden measures to c.76' x 16' minimum (c.17m x 5m minimum) widening at the far end to c.30' (c.9.14m).





DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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