



£272,500

At a glance...



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**holland
& odam**

8 Church Road
Coxley
Wells
BA5 1RJ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

Proceed out of Wells on the Glastonbury Road. On entering the village of Coxley, pass the village hall and turn left just before the church. Proceed along this road for 50metres and turn left into Church Road. The bungalow will be found on the right hand side.

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

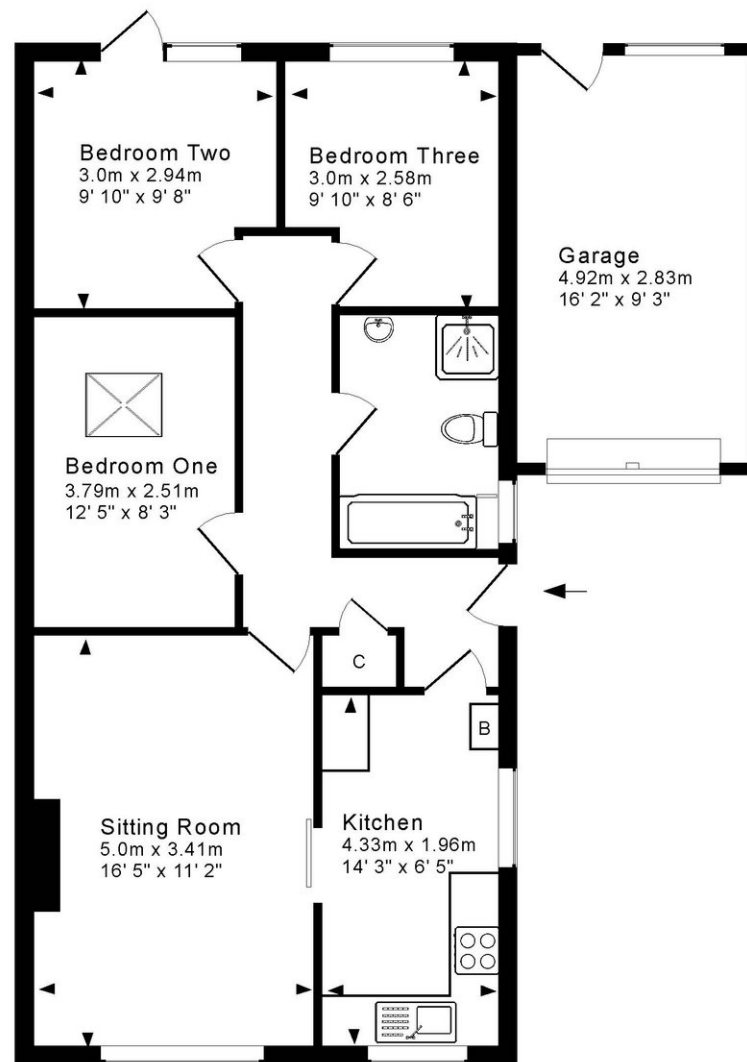
Coxley is just 2 miles from Wells and 4 miles to Glastonbury. Coxley has a village hall, primary school, church, well known reclamation yard an Indian restaurant and a reputable local garage for car repairs. Wells is the smallest city in England and offers a vibrant high street with a variety of independent 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 extended three bedroom bungalow set in a quiet location in the popular village of Coxley. Benefitting from having driveway parking and garage along with a low maintenance south facing rear garden. Having been in the same family for almost thirty years, the property is ready for a new owner to put their own stamp on it.

- No onward chain
- Quiet Cul-de-Sac location
- Countryside walks nearby
- Close to local primary school and good secondary schools nearby
- Spacious sitting room
- Kitchen with breakfast bar
- South facing rear garden
- Off road parking and garage
- Nearby bus stop with regular service





Ground Floor

For indicative purposes only.
Drawing Number : 147-0750

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