



 2  2  1 EPC D

£285,000 Freehold
NO ONWARD CHAIN

2 Vicarage Close,
Coxley, Nr Wells
BA5 1RL

COOPER
AND
TANNER



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DESCRIPTION

Set in a quiet cul de sac in the popular village of Coxley, is this two bedroom semi-detached bungalow. The property backs onto open fields and benefits from a garage, off road parking and good sized gardens. Having been within the same family for over 30 years the property offers scope to improve and update, if desired. OFFERED WITH NO ONWARD CHAIN.

Upon entering is a conservatory/porch with space for comfortable furniture. This bright room offers garden views to the front and rear and is the perfect spot to sit and enjoy the sunshine. From here a door opens into the main hall with shelved airing cupboard housing the hot water cylinder. The sitting/dining room is a good size with large picture window to the front allowing plenty of natural light. The room offers space for a dining table to seat four, along with comfortable furniture and a fireplace with 'Dimplex' electric fire in situ, makes a lovely focal point. A door opens from the sitting/dining room into the kitchen, which again benefits from a front aspect over the garden. The kitchen comprises a range of fitted units, stainless steel sink and space for a freestanding cooker, washing machine and fridge.

To the rear, overlooking the garden and fields beyond are two double bedrooms, one having fitted cupboards and wardrobes. The shower room comprises a large walk-in shower, WC, wash basin and obscure window to the side.

OUTSIDE

The front garden is laid to gravel, for ease of maintenance, and has space for pots and seating. To the side is an area of lawn with a border of flowering plants and a path leading to the conservatory/porch.

The rear garden is mainly laid to lawn with a large bed, ideal for planting or as a vegetable patch. Within the garden are areas of planting, borders with mature trees and shrubs. Neatly tucked away behind the garage is a wooden shed, ideal for garden storage.

To the side of the house is a single garage with 'up and over' door and having the benefit of light and power. To the front of the garage is a driveway offering parking for one car.

LOCATION

Coxley is a small village situated a short distance to the south of Wells (approx. 5 minutes drive) and offers facilities including a village hall, primary school, church, cafe and restaurant. There are regular buses passing through the village, giving easy access to Wells, Bristol, Street, Glastonbury, Taunton, Bridgewater and Yeovil. The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible. room and electric heater in the shower room.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A39, signposted to Glastonbury. Continue for approx. 1 1/2 miles to the village of Coxley, continue through the village and turn left into Harters Hill lane (immediately before the the church). Take the next left into Church Road and left again into Vicarage Close. The property can be found on a little further along on the right.

REF:WELJAT27032026

Local Information Wells

Local Council: Somerset

Council Tax Band: C

Heating: Gas and electric room heaters

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Coxley and Wells

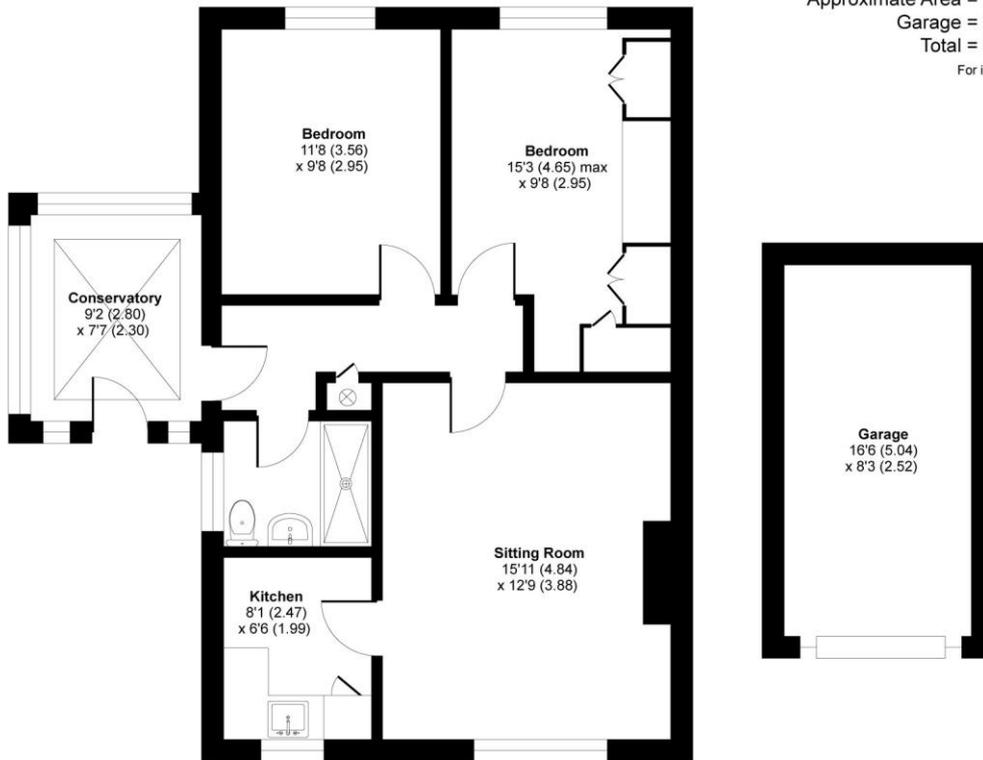
Vicarage Close, Coxley, Wells, BA5

Approximate Area = 704 sq ft / 65.4 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 841 sq ft / 78.1 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1435847.



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