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 EPC C

Freehold £339,950

3 Coxley Meadows
 Upper Coxley
 Nr Wells, BA5 1FE

**COOPER
 AND
 TANNER**



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DESCRIPTION

Situated in the ever-popular village of Coxley is this larger than average three bedroom semi-detached family home with South facing gardens, parking and presented in excellent order throughout.

The house has been designed with light and spacious accommodation over two floors. The front door opens to a spacious hallway leading through into the kitchen/dining room and featuring a storage cupboard for coats and shoes and cloakroom comprising; w/c and wash hand basin. The kitchen/dining room runs to the rear of the house and has a wonderful view looking over the patio and gardens beyond. Within the kitchen are a range of fitted units, a gas hob, electric oven, slimline dishwasher, washing machine and ample space for a good-sized table for six to eight people. French doors open to the patio making it wonderful for outside dining and entertaining. The spacious dual aspect sitting room can be found to the front of the house with ample space for comfortable seating.

A galleried landing with airing cupboard provides access to all three of the double bedrooms and the main bathroom which comprises; a bath with shower above, toilet, wash basin and heated towel rail. The principal bedroom is a large double with views over the garden, fitted wardrobes and an ensuite shower room. Two further double bedrooms can be found to the front of the house, one of which has a fitted wardrobe.

OUTSIDE

French doors from the kitchen open to the patio, ideal for outside furniture and dining with a step leading up to an area of lawn enclosed with wooden fencing and benefitting from sunshine throughout the day. Within the garden are a variety of shrubs along with a shed for additional storage. A path to the side provides access from front to back. The driveway to the front can

accommodate two to three cars with a pathway leading to the front door and a border of lawn.

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 and restaurant.

Nearby, 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.

VIEWING

Viewing is 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. Once in Coxley continue for a further 200m, passing the Indian ocean restaurant on your right, then take the first left into Stoppers Lane (opposite Mill Lane). Then turn immediately right into Coxley Meadows.

REF:WELJAT01072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Coxley (primary)
- Wells (primary and secondary)

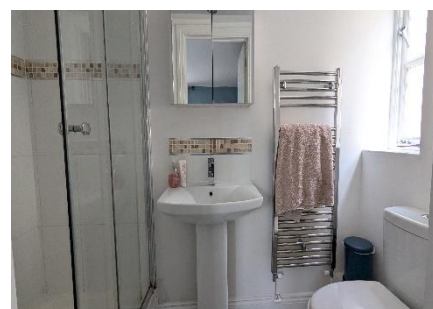
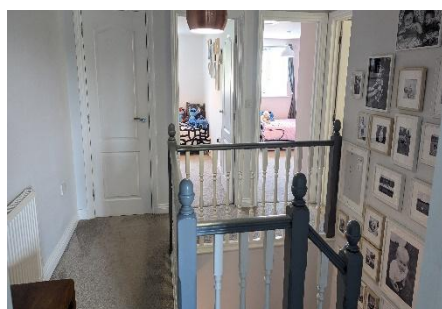
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AND
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