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£295,000 Freehold

8 Vicarage Close,  
Coxley, Nr Wells  
BA5 1RL

COOPER  
AND  
TANNER





# 8 Vicarage Close, Coxley, Nr Wells, BA5 1RL

 2  3  1 EPC C

**Guide Price £295,000 Freehold**

## DESCRIPTION

A splendid two bedroom semi-detached bungalow situated within a quiet cul de sac location in the popular village of Coxley, just a couple of miles outside the historic city of Wells. The property has previously been extended and provides well-proportioned accommodation along with a beautifully landscaped garden, garage and parking.

Upon entering the property, is an entrance hall leading to all rooms. The kitchen, comprises a range of cream Shaker style fitted units, with an integrated electric hob and oven along with space and plumbing for a washing machine, dishwasher and fridge freezer along with a door leading out to the rear garden. From the kitchen, an opening leads to a dining area, comfortably accommodating a dining table to seat two to four people and opening to the sitting room. The sitting room is a light and airy space, with a fireplace, with electric fire in situ, as the focal point. An inner hall leads to the shower room and the two double bedrooms.

The shower room, comprises a corner shower enclosure, a WC, vanity wash basin and heated towel radiator. Both bedrooms have an abundance of natural light with the larger having fitted wardrobe. The second bedroom, currently presented as an office, has double doors leading into the conservatory. Running the width of the bungalow, with a lovely aspect overlooking the garden, is the conservatory which makes a great additional sitting area or dining area. A glazed door opens out to a paved area of the garden. From the conservatory, is a cloakroom with WC and wash hand basin.

## OUTSIDE

The fully enclosed rear garden has been designed and landscaped to be low and easy maintenance and is mainly laid to resin with areas of paving and plenty of space for pots. A raised patio area provides perfect space for outside furniture and entertaining. The detached garage, which benefits from light and power, has a pedestrian side door to the garden and an 'up and over'

door. There is additional parking for one vehicle in front of the garage.

## 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.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are excellent with the Blue School and a choice of primary schools in Wells and independent schools including Wells Cathedral school, Millfield School in Street and Downside school in Stratton-on-the-Fosse - all of which are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington. Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

## VIEWING

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

## DIRECTIONS

Proceed out of Wells on the A39 towards Glastonbury. After approximately 2 miles you will reach the village of Coxley. Continue through the village turning left just before the Church into Harter's Hill Lane. After a short distance take the first left into Church Road and then left again into Vicarage Close where the property can be found immediately on the left.

REF:WELJAT10122024

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

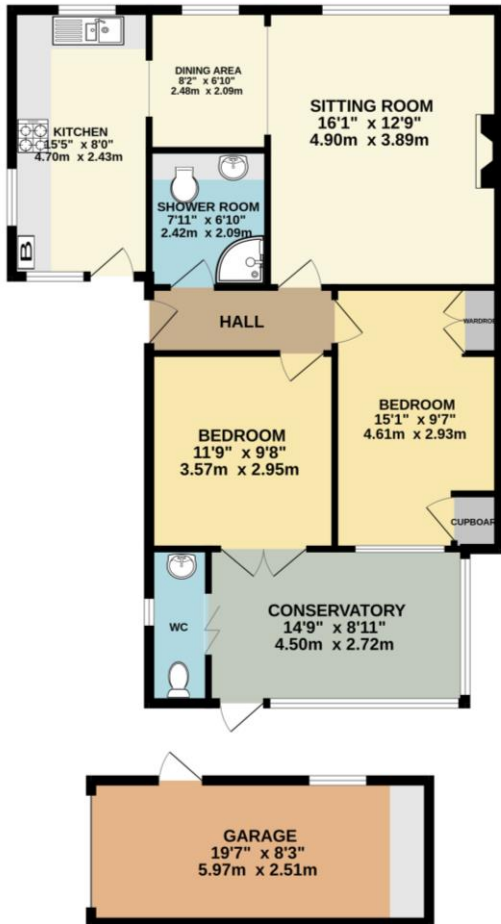


### Nearest Schools

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



GROUND FLOOR  
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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