



 3  1  1 EPC C

£275,000 Freehold

6 Church Cottages
Main Road, Coxley,
Nr Wells, BA5 1RG

COOPER
AND
TANNER



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DESCRIPTION

Set in the popular village of Coxley, just 1 1/2 miles from the city of Wells is this attractive cottage style semi-detached property. Built in 2010, the property benefits from three bedrooms, enclosed rear garden, off road parking and is offered with no onward chain.

Upon entering the property via the entrance porch is a spacious tiled hall with useful understairs store cupboard. From the hall is a built-in cupboard, currently housing the gas fired combi-boiler with plenty of additional space for coats and shoes along with 'day to day' storage. Further along is the downstairs cloakroom with WC and wash hand basin. The kitchen/breakfast room has a front aspect overlooking the church and has a range of light wood effect Shaker style cupboards with integrated electric oven and gas hob, space for a fridge/freezer and space and plumbing for a washing machine and can comfortably accommodate a breakfast table to seat four to six people. The sitting/dining room, with wall lights, runs the width of the property and has plenty of space for both comfortable seating and a dining table to seat six to eight people. This bright room benefits from a large window and French doors leading out to the garden.

From the hall, stairs rise to the first floor with three bedrooms and the family bathroom. The first of the bedrooms has a rear aspect and is a good size double. To the front is another good size double with view towards the church. The third bedroom, currently presented as an office, is single in size and again has a view towards the village church. The family bathroom, with tiled floor comprises; a bath with shower overhead, WC, wash basin and towel radiator.

OUTSIDE

To the front of the property is a small garden, enclosed by a stone wall and laid to gravel for ease of maintenance. A paved path leads to the front door. To the rear is an enclosed garden, with

paved patio, an area of lawn and a pedestrian gate leading out to the side. **At the bottom of the garden is space for a small shed.** Accessed via a lane to the side is a parking space.

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, continue along the main road, the property can be found on the right hand side, directly opposite the church. For parking, there is a narrow lane next to the property leading to the rear parking area.

REF:WEELJAT30092022

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

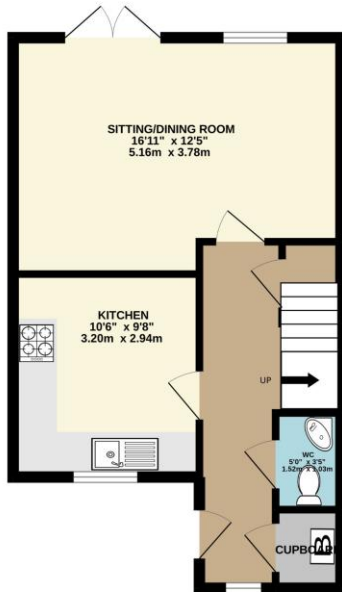
- Castle Cary
- Bath Spa
- Bristol Temple Meads



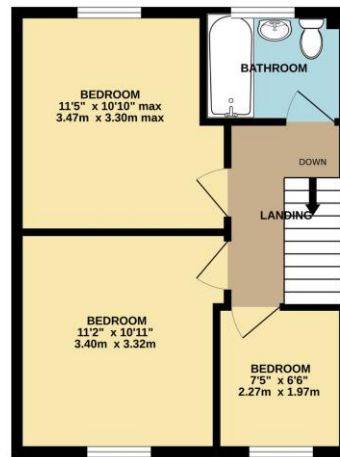
Nearest Schools

- Wells

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.

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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