



 4  1  3 EPC B

£420,000 Freehold

6 The Vineyards,
Coxley
Nr Wells, BA5 1FN

COOPER
AND
TANNER



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Description

Situated in The Vineyards development on the fringes of the village of Coxley, this immaculate four bedroom family home offers a magnificent master suite, garage and off road parking. The house was constructed 6 years ago and offers flexible living accommodation along with the remainder of a 10 year NHBC certificate.

Upon entering the property is a bright entrance hall with large under stairs cupboard, offering plenty of storage for coats and shoes, along with a cloakroom comprising; WC and wash hand basin. Leading from the hallway is the sitting room which is a good size and features an attractive bay window, which floods the room with natural light. The kitchen/dining/family room runs the width of the property and features a large, glazed square bay with French doors leading out to the garden making the room feel particularly light and airy. The kitchen area has an array of cupboards with cream and taupe high gloss doors and integrated appliances including fridge freezer, washing machine, dishwasher, Electrolux eye level oven and six burner gas hob. To the other side of the room is plenty of space for furniture or a sofa. The dining area sits comfortably in the middle of the room, overlooking the garden and offers plenty of space for a table seating six to eight people.

Stairs rise to the first floor with three bedroom and the family bathroom. The first bedroom, with front aspect, is a spacious double with large alcove giving plenty of room for a wardrobe and bedroom furniture. This bedroom also has an ensuite with large shower, WC, basin and heated towel rail. The second bedroom is again a good size double and has views to the rear over the garden towards the village church with the Mendip hills in the distance. The third bedroom, a cosy double or generous single, again benefits from the lovely views to the rear. The family bathroom comprises a bath, WC and wash hand basin.

Stairs rise to the second floor. Off the landing is a cupboard housing the pressurised water cylinder. The master bedroom is a bright and spacious dual aspect room with dormer window and built in wardrobes at one end

making a perfect dressing area. Velux windows offer views to the rear over the village to the hills beyond. The ensuite shower room is a good size with large shower, WC and wash basin.

To the front of the property is a small low maintenance front garden enclosed by a low hedge. To one side is a drive, offering parking for two vehicles, which leads to the detached single garage and a pedestrian gate giving access to the rear garden. The garage has an 'up and over' door, light and power and has a pedestrian door into the rear garden.

The rear garden is fully enclosed and is mainly laid to lawn with a raised bed planted with shrubs and paved path leading from the rear of the house to a raised patio at the end of the garden. The patio is a good size and offers the perfect spot for outdoor furniture and al fresco dining. To one side, at the rear of the garage is a wooden garden shed with space behind for outdoor storage.

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 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.

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 through the village passing the church on your left. Take the next left into The vineyards and number 6 can be found a little further along on the left.

REF:WELJAT10122021

Local Information Wells

Local Council: Mendip

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: freehold



Motorway Links

- M4
- M5



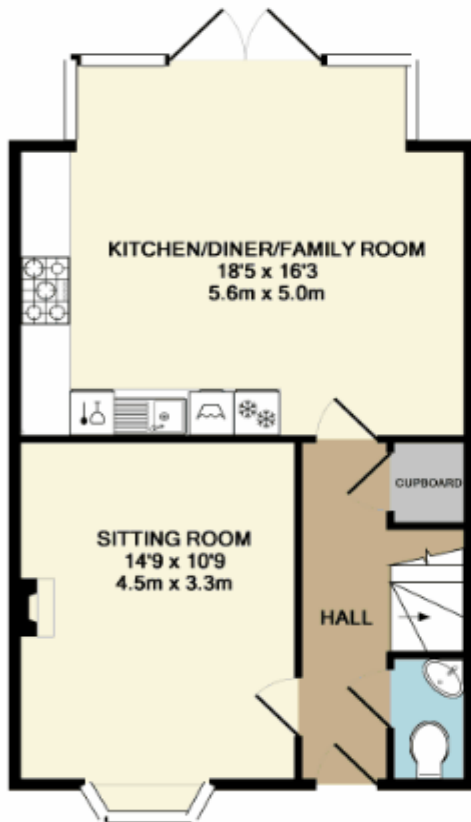
Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

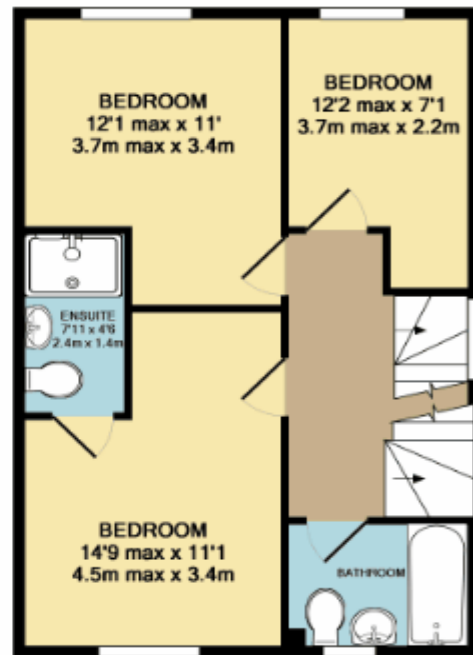


Nearest Schools

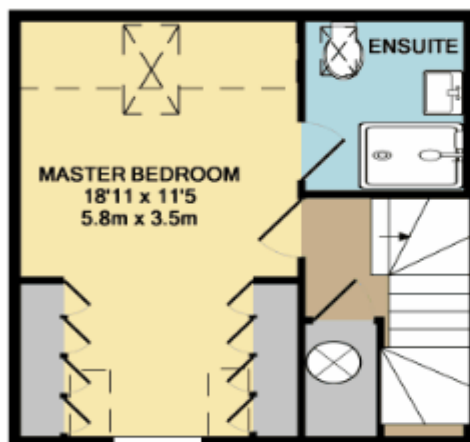
- Coxley
- Wells



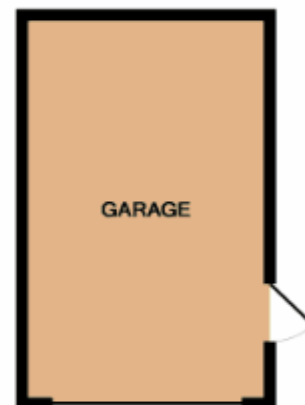
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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