



£415,000

*At a glance...*



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**holland  
& odam**

10 Catcott Road  
Wells  
Somerset  
BA5 1FL

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





## Directions

From Wells High Street follow signs towards Glastonbury. At the Sherston roundabout turn left along East Somerset Way and take the second turning left into Thompson Road. Take the second turning right into Catcott Road and bear to the right. The property can be found on the left hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold  
Estate/Management Charges - £492 per annum  
The garage is Leasehold



## Location

Wells is the smallest city in England and offers a vibrant High Street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

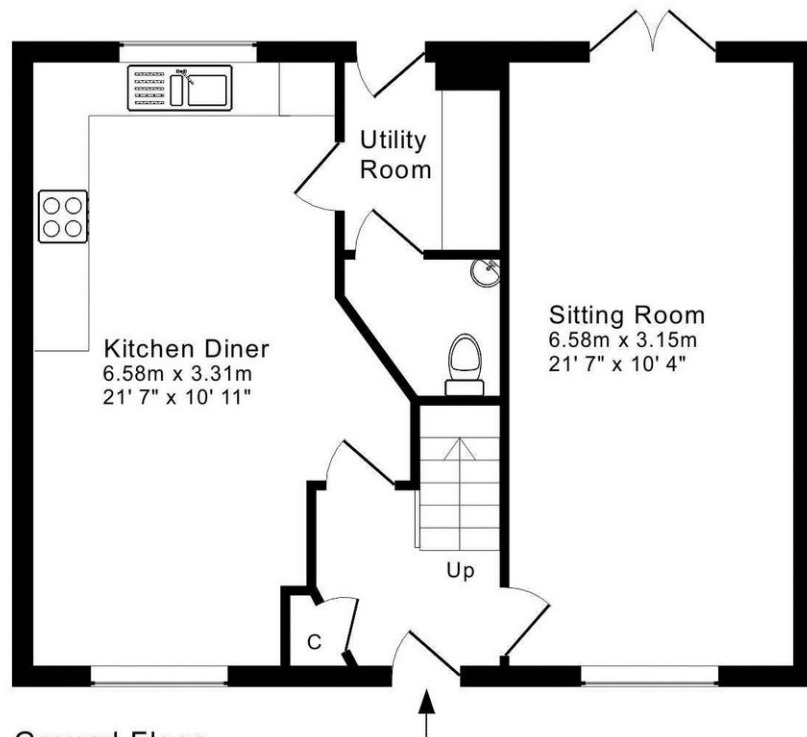
## Insight

Just minutes from local amenities yet benefitting from far reaching views over Palace Fields. This well presented four bedroom family home is ideally situated being on the edge of the development. Three of the bedrooms have fitted storage and the downstairs has generous living accommodation. Benefitting from having a sociable kitchen/dining area along with a useful utility room. The enclosed rear garden makes it safe for children and pets.

- Set on the very edge of both the development and Wells itself
- Lovely far reaching views to the front
- Cul-de-sac setting with enclosed rear garden
- Large kitchen/dining room with separate utility room
- Double aspect sitting room
- Four bedrooms (one with en suite and three with built-in storage)
- Garage and off road parking for two cars
- A short walk to local amenities
- Access to nearby countryside walks
- NB: Photographs are from previous marketing

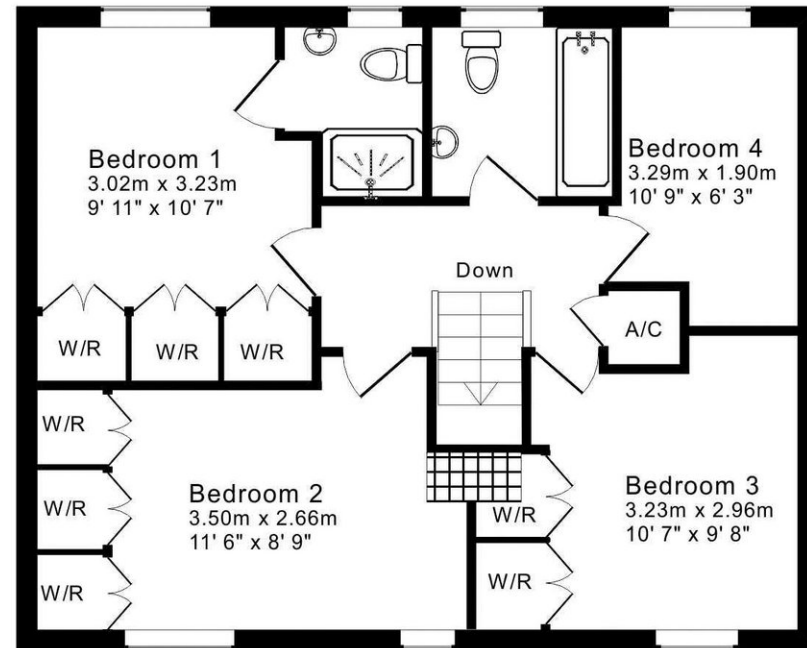






**Ground Floor**  
 For indicative purposes only.  
 Drawing Number : 147-0348

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**First Floor**

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