



£325,000

At a glance...



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**holland
& odam**

6 Catcott Road
Wells
Somerset
BA5 1FL

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

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 left. The property can be found on the left hand side at the far end.

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 c.£300 p.a.



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. The development is next door to Morrisons supermarket and there is a cut through to walk into the city centre. Amenities include a leisure centre, independent cinema and a theatre. 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

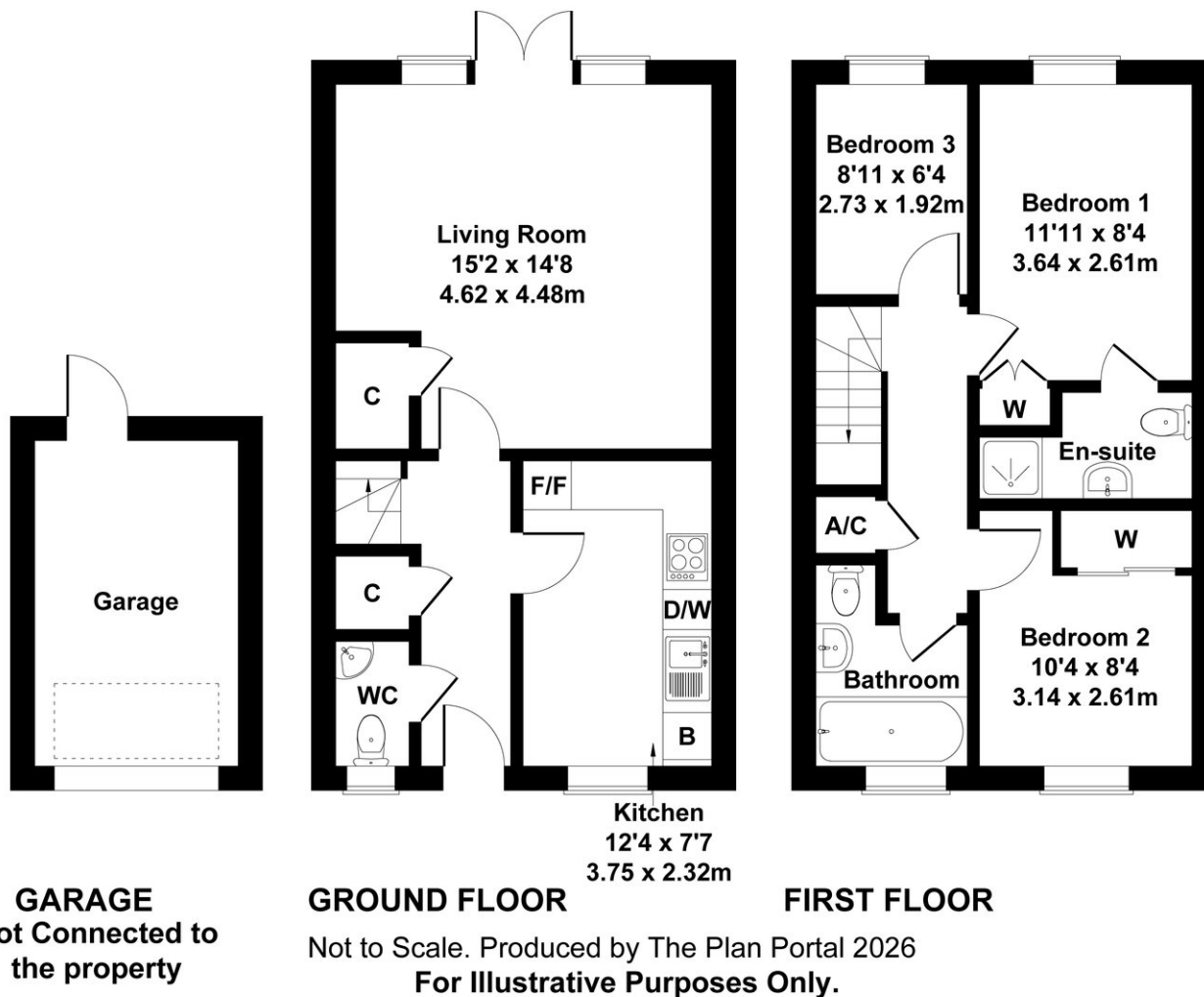
A semi-detached house set on the edge of this popular development and overlooking open fields to the front. The property is currently let at £1,025 p.c.m. and the tenant would be delighted to continue if an investor were interested. Garage and driveway parking for two cars. Easy walk into the city centre.

- Entrance hall with ground floor cloakroom and built-in cupboard
- Living room with built-in storage and french doors onto the rear garden
- Kitchen with integrated gas hob, electric oven, dishwasher, fridge freezer and washing machine. Space for a small table
- Master bedroom with en suite shower room and fitted wardrobes
- Two further bedrooms (with the second bedroom having built-in storage)
- Family bathroom
- Single vehicle garage (6.2m x 3.17m) with power and light and driveway parking for two cars in tandem
- South-west facing garden extending to c.9m x 5.24m (29'5 x 17') with patio and gravelled garden. Power and light. Rear gate to shared area used for bin storage and also giving access to the garage
- Please note AI has been used for the interior photos



Catcott Road, Wells

Approximate Gross Internal Area
829 sq ft - 77 sq m
(Excluding Garage)



DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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