



Wellsway, Bath  
£650,000









# 523 Wellsway

## Bath, Somerset, BA2 5RJ

Substantial Modern Detached Two Storey Property Licensed As A Six Bedroom HMO Signed Up For 2024/25 Academic Year Offering A 7% Gross Yield. Each Bedroom Is A Double In Size, With Double & Single Garage Plus Off Street Parking.

- Immaculately Presented Detached Home
- Walking Distance to Local Amenities
- Good Sized Rear Gardens
- Immaculately Presented HMO
- Five/Six Bedrooms
- Large Spacious Sitting/Dining Room
- Regular Bus Routes
- Detached Double Garage & Attached Single Garage
- Flexible Accommodation
- No Onward Chain



## The Property

The accommodation includes six double bedrooms, a communal sitting room, modern kitchen, bathroom, shower room and a predominantly east facing rear garden. Double glazing & GCH. The property had all new furniture replaced throughout in September 2022. Offered for sale as a going concern with tenants in situ. This property is currently rented as a licensed HMO to 6 with a contract in place for 2024/25 income of £3,810 pcm (£635 pppm on a 12 month tenancy).

## The Situation

Within a short distance is a Sainsburys supermarket, a Co-operative supermarket, chemist, bakery, a Post Office and Odd Down Park & Ride.

Regular bus services to and from the City Centre pass by on the Wellsway.

The property is within the catchment areas of good local schools such as Ralph Allen, Beechen Cliff and Hayesfield Secondaries plus Combe Down and St Philips Primaries. Paragon School, Prior Park College and Monkton Combe School are representative of the Independent sector.

The city centre hosts the Thermae Bath Spa, the Theatre Royal, an array of individual shops, and many restaurants boasting fine dining. A variety of cultural festivals are held in the city throughout the year.

## Entrance Porch

Double glazed front door and side window, laminate flooring.

## Cloakroom

Double glazed window, concealed cistern WC, vanity wash hand basin with cupboard under.

## Entrance Hall

Stairs to first floor, under stair cupboard, laminate flooring.

## Kitchen

Double glazed window to rear, a range of modern white gloss finish wall and base units with laminate work tops over, inset one and a half bowl ceramic sink with mixer tap, Two Neff electric ovens, built-in ceramic hob with stainless steel cooker hood over, built-in Neff microwave, space for fridge/freezer, laminate flooring, door to outside and access to the garage.

## Sitting/Dining Room

High level double glazed window, double glazed patio doors to outside, electric flame wall heater, laminate flooring.

## Bedroom Five

Double glazed window to front, laminate flooring.

## Bedroom Six

Double glazed window to front, fitted wardrobe, laminate flooring.

## Shower Room

Double glazed window to rear, walk-in shower enclosure with electric shower over, vanity wash hand basin with cupboard under, low level WC.

## First Floor Landing

Built-in cupboard.

## Bedroom One

Double glazed window to rear, built-in wardrobe.

## Bedroom Two

Double glazed window to front, laminate flooring.

## Bedroom Three

Double glazed window to side, built-in wardrobe.

## Bedroom Four

Double glazed window to front, laminate flooring.

## Bathroom

Double glazed window, panelled bath with tiled surround and electric shower over, vanity wash hand basin with cupboard under, low level WC.

## Outside

To the front is a shared tarmac drive leading to attached single garage up and over door, personal door to rear.

The rear garden is an unusual shape laid to lawn with patio and path leading to a detached double garage approached via a rear lane off Midford Road. Additionally, there are three off street parking spaces in front of the double garage plus one in front of the single garage at the front.

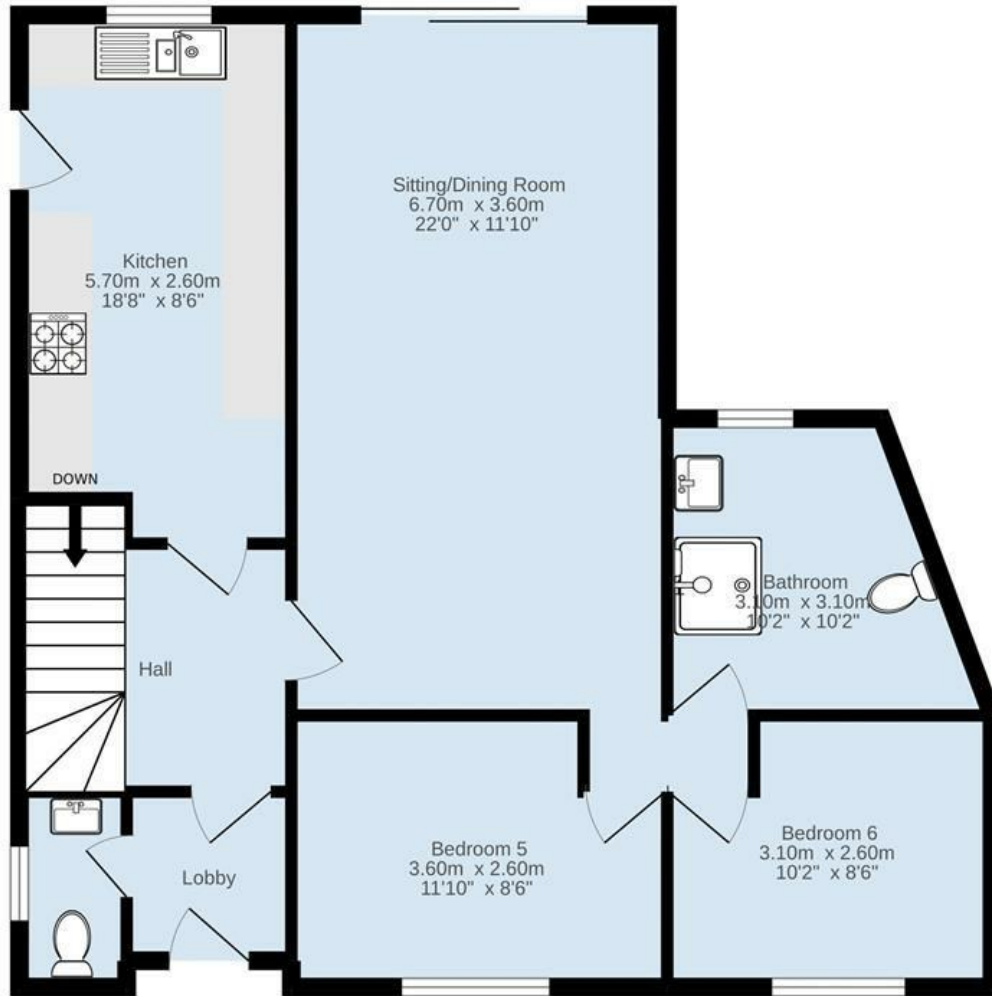




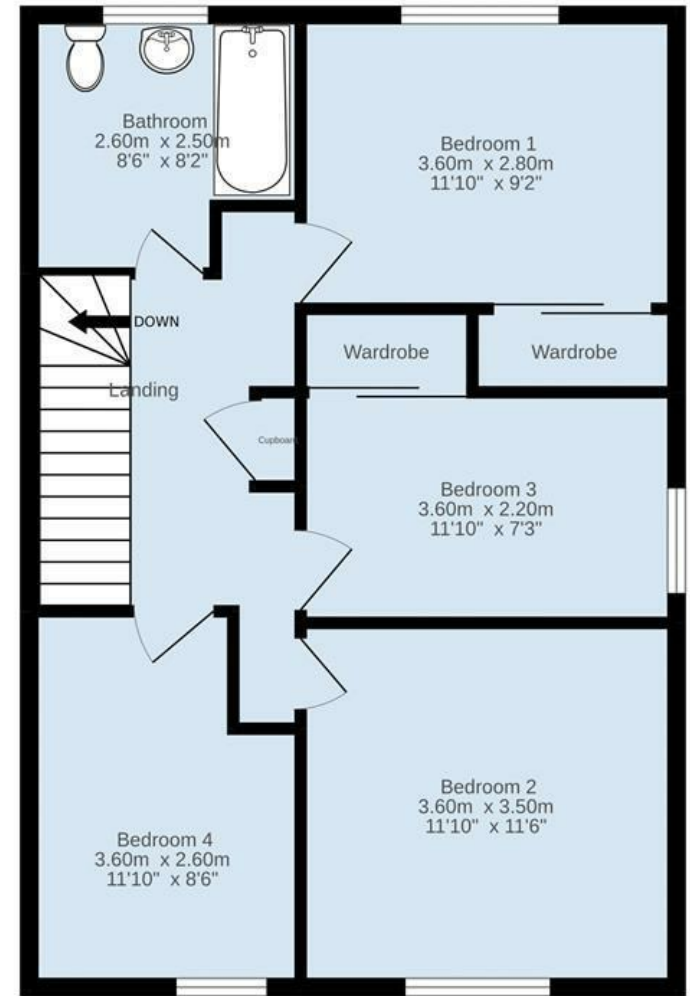




Ground Floor  
72.7 sq.m. (783 sq.ft.) approx.



1st Floor  
57.7 sq.m. (621 sq.ft.) approx.



TOTAL FLOOR AREA : 130.5 sq.m. (1404 sq.ft.) approx.

All measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only. Services, systems and appliances have not been tested, no guarantee can be given.  
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## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: C

Council Tax: F

Utilities: All main services

Authority: Bath & North East Somerset Council

Tenure: Freehold

For more information or to book a viewing, please contact:

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