

# MAGGS & ALLEN



58 ASH CLOSE  
WELLS, BA5 2QR

**Guide Price: £150,000+**

- 19 March LIVE ONLINE AUCTION
- Modern end-terraced two-bedroom house
- Located on a popular, recently built development in Wells
- Front and rear gardens
- 2 allocated parking spaces
- Currently let producing £720 pcm with scope to increase
- Great addition to any portfolio
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 March 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

MODERN END-TERRACED 2 DOUBLE BEDROOM HOUSE

#### DESCRIPTION

A modern two-bedroom end of terrace house, situated within a popular and recently built development in Wells, Somerset. Thoughtfully laid out for modern living, the ground floor features a well-equipped kitchen, a bright living room, and cloakroom with WC. Upstairs, the property offers two generous double bedrooms and family bathroom. Externally, the home boasts private gardens to both the front and rear, offering desirable outdoor space. There are also two allocated parking spaces.

The property is currently let producing £720 pcm and represents a seamless, turn-key investment for landlords. Its location in a high-demand area, combined with the low-maintenance benefits of a recent build, makes it a robust addition to any residential portfolio.

#### LOCATION

The historic city of Wells provides a wide range of everyday amenities, including several supermarkets (among them Waitrose), regular local markets, a cinema, leisure centre, and a good selection of pubs and restaurants. The city is also well served by healthcare facilities, places of worship, and both primary and secondary state schools.

Transport links are convenient, with Castle Cary station approximately twelve miles away, offering direct rail services to London Paddington. Bristol and the Georgian city of Bath are both around 20 miles away and easily reached. The city centre, including the Market Place and Cathedral Green, is within easy walking distance.

#### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

#### PARKING

The property benefits from 2 allocated parking spaces.

#### TENANCY

The property is being sold subject to the existing tenancy agreement, which we understand is an Assured Tenancy with a rental income of £720 pcm. Please refer to the Auction Legal Pack for further information. The tenancy was signed on 2/3/2023 and no rent increases have been actioned therefore the rental income is currently below market value.

Similar properties within the development are typically let in the region of £1,000 pcm - £1,100 pcm.

#### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

#### TENURE

Understood to be Freehold. Please refer to the legal pack for confirmation.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

#### IMAGE DISCLAIMER

Some images have been edited with AI to protect tenants' personal belongings

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

#### PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

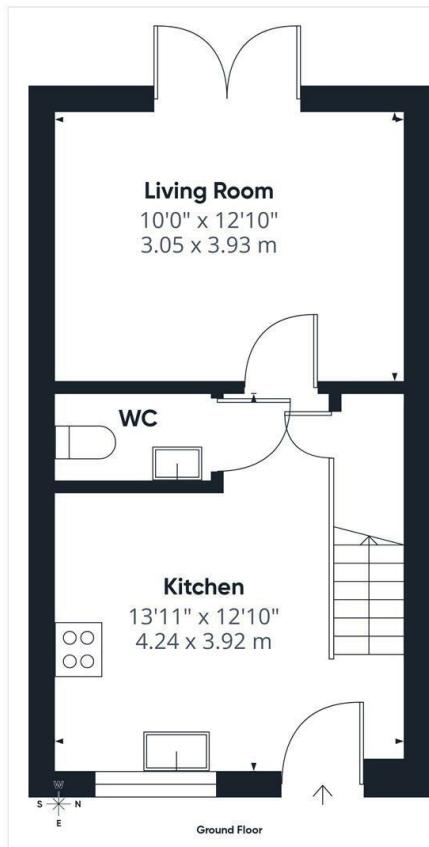
#### RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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Approximate total area<sup>(1)</sup>  
582 ft<sup>2</sup>  
54.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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