

MAGGS & ALLEN

60 ASH CLOSE
WELLS, BA5 2QR



Guide Price: £150,000+

A well-presented two-bedroom terraced home, set within a sought-after modern development in the historic city of Wells in Somerset. The accommodation includes a fitted kitchen, a light-filled living room, a ground floor WC, two double bedrooms, and a family bathroom, together with garden space to the front and rear. There are also two allocated parking spaces.

The city of Wells provides a wide range of local amenities, including supermarkets, regular markets, leisure facilities, schools, and a variety of pubs and restaurants. The city centre is easily reached on foot, while Castle Cary station offers direct rail services to London, with Bristol and Bath both within straightforward commuting distance.

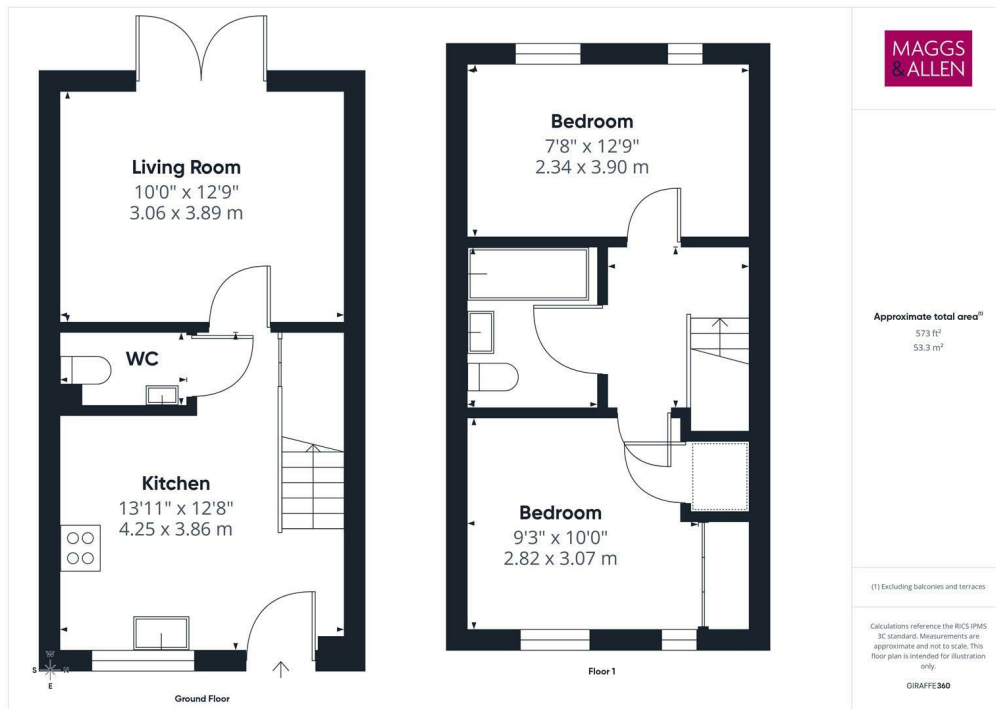
Currently let, the property offers an attractive opportunity for landlords looking for a low-maintenance rental.

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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 2-BEDROOM HOUSE - IDEAL BUY TO LET INVESTMENT

DESCRIPTION

A well presented two-bedroom mid-terraced house, situated in a sought-after modern development in Wells, Somerset. The accommodation is arranged over two floors, with the ground floor comprising a kitchen/dining room, a separate living room, WC, and useful under-stairs storage. The first floor provides two double bedrooms along with a family bathroom. Outside, the property benefits from front and rear gardens. There are also two allocated parking spaces.

Currently tenanted, the property offers an immediate income-generating investment opportunity. The combination of a strong local rental market and the low upkeep associated with a modern build makes this an appealing and reliable addition to a residential portfolio.

LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible 10 minute stroll to the Market Place and Cathedral Green.

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 6 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

TENURE

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

IMAGE DISCLAIMER

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

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

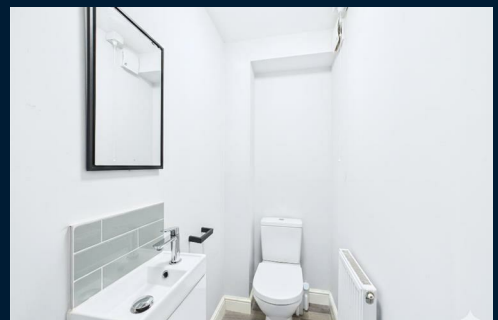
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

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

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.



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.