MAGGS & ALLEN

8 POWS COURT, HIGH STREET

MIDSOMER NORTON, BA3 2LE

AUCTION GUIDE £65,000 - £75,000

IDEAL BUY TO LET INVESTMENT

A first floor one-bedroom self-contained flat, currently let producing £650 pcm (£7,800 per annum). The property is situated in a highly convenient and central location in Midsomer Norton and would make an ideal continued rental investment.

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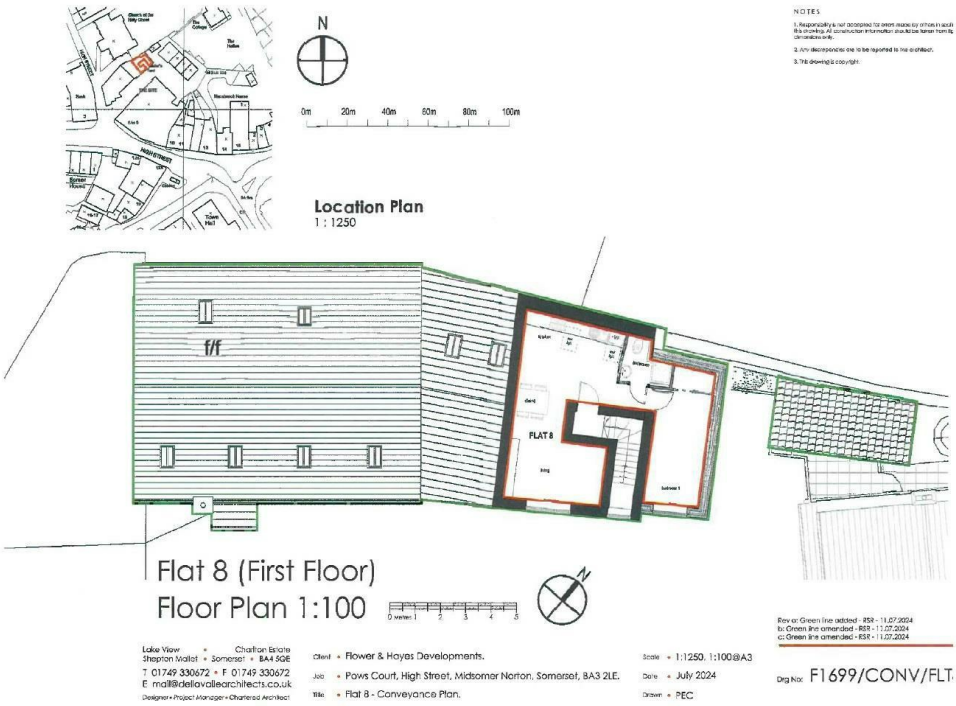
8 POWS COURT, HIGH STREET, MIDSOMER NORTON, RADSTOCK, BA3 2LE



FOR SALE BY AUCTION
This property is due to feature in our online auction on 23 April 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
FIRST FLOOR ONE-BEDROOM FLAT - LET PRODUCING £7,800 PA

DESCRIPTION
An excellent opportunity to acquire a first-floor, one-bedroom self-contained flat, ideally positioned in the heart of Midsomer Norton.

The property is currently let and generating an attractive rental income of £650 per calendar month (£7,800 per annum), making it a ready-made investment for landlords seeking immediate returns.

Conveniently located close to local amenities, transport links, and the town centre, the property is perfectly suited for continued rental use.

A strong investment opportunity in a popular and well-connected location.

LOCATION
The property is situated on the north side of the High Street in Midsomer Norton. A wide range of shops and amenities are readily available and excellent transport links are provided to Bristol via the A37.

TENANCY DETAILS
We understand the property is let on an AST dated 10 August 2018 at a rent of £650 pcm (£7,800 PA). Please refer to the legal pack for a full copy of the tenancy agreement.

ACCOMMODATION
Approx. 57 m² (measurement taken from EPC)

We understand the flat comprises a Living Room, Kitchen, Bedroom and Shower Room.

NOTES
Maggs & Allen have not internally inspected or measured the property. The accommodation details and photographs have been taken from historic marketing particulars (May 2024) and the floor plan has been taken from the lease held at Land Registry. Interested parties are to conduct their own investigations with regards to the extent of the property and are deemed to bid accordingly.

COMPLETION
Completion for this lot will be 4 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

TENURE
The property is for sale on a leasehold basis with approximately 111 years remaining. Please refer to the online legal pack for a full copy of the leasehold title.

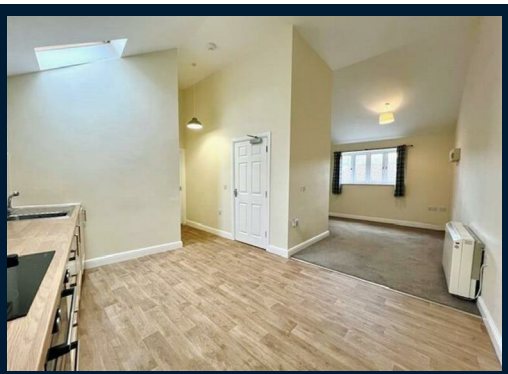
GROUND RENT
We understand the current ground rent payable is £10 per year. Please refer to the legal pack for confirmation and details of any future ground rent increases.

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.

*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.



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.