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**4, WESTFIELD CLOSE,
UPHILL, WESTON-SUPER-MARE, BS23 4XQ
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve, Conditions of Sale and unless sold meanwhile) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 15th May 2024 at 7:00pm

Guide Price: £300,000/£330,000

*Guides 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 a Reserve (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.

All purchasers will be required to pay the Auctioneers an administration fee of £900 including VAT and produce two forms of identification. Further charges may be payable and will be detailed in the Auction Pack.

NB. Deposits can only be paid by Personal Cheque or Banker's Order

13 Waterloo Street, Weston super Mare, BS23 1LA
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Located in a cul de sac in this highly sought after coastal village on the southern outskirts of Weston super Mare approximately 3 miles from the Town Centre. Village amenities include shop, schools, bus services, public houses, and café as well as the beach, marina, golf course and nature reserve. A rare opportunity to acquire a substantial Detached House for which planning consent was granted on 16th January 2013 for 'Erection of a 3 storey extension to east elevation following demolition of single storey extensions to north and east to include 2 roof lights to east elevation. Conversion of existing roof space with installation of solar panels to south elevation (part retrospective)'. Application number: 12/P/2101/F. The work has been started but now requires finishing off, offering a unique opportunity to create a stunning 5/6 Bedroom Family Home or to split into two separate dwellings (subject to any necessary consents).

Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hall:

Staircase to First Floor. Understairs recess with personal door to Garage.

Kitchen/Breakfast Room:

17'9 x 17' max (5.41m x 5.18m max)

Refitted with a range of wall and base units with bespoke concrete worksurfaces with stone inlay. Double bowl single drainer stainless steel sink unit with waste disposal. Fitted oven and microwave. 5 burner gas hob with extractor hood over. Integrated dishwasher. Carousel unit. Plumbing for an American-style fridge/freezer. Bi-fold doors to Garden.

Utility Room:

12'5 x 5' (3.78m x 1.52m)

Wall and base units. Single drainer stainless steel sink unit. Plumbing for a washing machine. Double glazed door to side.

Shower Room:

Double cubicle. Low level WC. Wash basin.

Dining Room:

18'9 x 11' (5.72m x 3.35m)

Radiator. 'Vokera' gas fired boiler providing central heating and hot water. Door to Garden

Inner Hall:

Radiator. Secondary staircase to First Floor. Cloaks cupboard.

Lounge:

13'3 x 12' (4.04m x 3.66m)

Square bay window. Brick fireplace. Radiator.

Conservatory:

19'4 x 12'7 max (5.89m x 3.84m max)

Double glazed doors to front and rear.

First Floor Landing:

Staircase to Master Bedroom.

Bedroom 2:

14'4 x 12'9 max (4.37m x 3.89m max)

Bedroom 3:

16' x 12'4 max (4.88m x 3.76m max)

Fitted wardrobe.

Bathroom:

Panelled bath. Shower cubicle. Low level WC. Vanity wash basin. Under floor heating. Door to further room designed to create a Sauna.

Bathroom:

Panelled bath with 'Mira' shower. Low level WC. Wash basin. Heated towel rail. Door to:-

Secondary Landing:

Radiator. Linen cupboard. Access to loft space.

Bedroom 4:

13'5 x 11'10 (4.09m x 3.61m)

Square bay window. Radiator. Fitted wardrobe.

Bedroom 5:

11' x 10 (3.35m x 3.05m)

Radiator.

Bedroom 6:

8'8 x 6'5 (2.64m x 1.96m)

Radiator.

Second Floor:

Master Bedroom:

17' x 13'2 (5.18m x 4.01m)

2 'Velux' windows. Feature arch window. Access to under eaves storage. En Suite with Shower, low level WC and wash basin.

Outside:

Driveway to integral Garage: 16' x 12'3 max (4.88m x 3.73m max) with electronic roller door, power and light. Central vacuum system. Front Garden laid to lawn with screen hedging. Enclosed Rear Garden.

Council Tax:

Band E

EPC Rating:

'C' (75)

Tenure:

Freehold.

Contents

Any fixtures, fittings and chattels left at the property will become the responsibility and ownership of the purchaser upon legal completion of the transaction.

Conditions of Sale:

From the Solicitors:-

Wards Solicitors
195/197 Worle High Street
Weston super Mare
BS22 6JS

Ref Claire Blackman
01934 428811
claire.blackman@wards.uk.com

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. 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.

First Floor
Approx. 107.5 sq. metres (1156.7 sq. feet)



Ground Floor
Approx. 127.2 sq. metres (1369.5 sq. feet)



Second Floor
Approx. 25.9 sq. metres (278.3 sq. feet)



Total area: approx. 260.6 sq. metres (2804.5 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plan produced using PlanUp.



