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*Auctions*  
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**ESTATE AGENTS  
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**FLAT 3, 'MYROSS MANSIONS', 4, LANDEMANN CIRCUS,  
WESTON-SUPER-MARE, BS23 2QE**

**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 10th July 2024 at 7:00pm

Guide Price £180,000/£200,000

\*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

[www.stephenand.co.uk](http://www.stephenand.co.uk)

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Located in this popular elevated position above the Town Centre. A particularly spacious 3 Bedroom First (Top) Floor Flat with views over the Town with glimpses of Weston Bay. The property is one of three in this imposing Victorian residence and has gas central heating, part double glazing, garden and garage.

**Accommodation:**

(with approximate measurements)

**Private Entrance:**

Steps up to front door leading to Hall with internal staircase rising to:-

**Landing:**

Moulded ceiling. Radiator.

**Lounge:**

17'9 x 15'5

Radiator. Picture rail. Coved ceiling.

**Kitchen:**

8' x 7'4 max

Wall and base units with worksurfaces over. 'Belfast' sink. Fitted oven and hob. Integrated washing machine and refrigerator. Tiled splashback. Radiator. Pantry with 'Vaillant' gas fired boiler providing central heating and hot water.

**Bedroom 1:**

16'3 x 14'7

Radiator. Telephone point.

**Bedroom 2:**

13' x 12'

Radiator. Moulded ceiling.

**Bedroom 3:**

10'8 x 8'9 max

Radiator. Fire surround.

**Bathroom:**

Panelled bath with mixer shower over. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail.

**Sun Room:**

8'5 x 6'

**Outside:**

Area of Rear Garden laid to lawn with mature trees and shrubs. Store shed. Garage with up and over door.

Pedestrian access to Arundell Road.

**Tenure:**

Leasehold for an original term of 999 years from 1st January 2006.

**Council Tax:**

Band C

**Conditions of Sale:**

From the Solicitors:-

Powells Law

7-13 Oxford street

Weston super Mare

BS23 1TE

Ref: Jenny Collins

01934 623501

jcollins@powellslaw.com

**Broadband & Mobile Coverage**

Information is available at checker.ofcom.org.uk

**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](http://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. 102.0 sq. metres (1097.4 sq. feet)



Total area: approx. 102.0 sq. metres (1097.4 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.



