

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**FLAT 2, 10, QUEENS ROAD,
WESTON-SUPER-MARE, BS23 2LQ
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 £80,000/£100,000

*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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A spacious 2 Bedroom Freehold Ground Floor Flat located within a Conservation Area in this popular Hillside position above the Town Centre and Sea Front. The property requires modernisation throughout and offers flexible accommodation over two floors with lower ground floor rooms with potential to create further accommodation (SNC).

Accommodation:
(with approximate measurements)

Entrance:
Private Entrance with front door to Vestibule with store cupboard off. Radiator.

Hall:
2 radiators.

Lounge:
15'7 x 14'9 (4.75m x 4.50m)
Radiator. Glazed door to rear.

Kitchen:
11'4 x 5'8 (3.45m x 1.73m)
Wall and base units. Single drainer stainless steel sink unit. Cooker point. Radiator. Gas fired boiler.

Bedroom 1:
13'7 x 10'4 (4.14m x 3.15m)
Radiator. Fitted wardrobe.

Bedroom 2:
15'3 x 8'9 (4.65m x 2.67m)
Radiator.

Bathroom:
Panelled bath. Low level WC. Wash basin. Shower cubicle. Radiator.
Door and short staircase from Hall to Lower Ground Floor.

Hall:
Radiator. Storeroom off.

Room 1:
19'8 x 15'4 (5.99m x 4.67m)
2 radiators.

Room 2:
14' into bay x 15'2 (4.27m into bay x 4.62m)
Bay window. Radiator.

Utility Room:
with single drainer stainless steel sink unit. WC.

Outside:
Area of Rear Garden laid to lawn. Store shed.

Tenure:
Freehold.

Council Tax:
Band B.

Conditions of Sale:
From the Solicitors:-

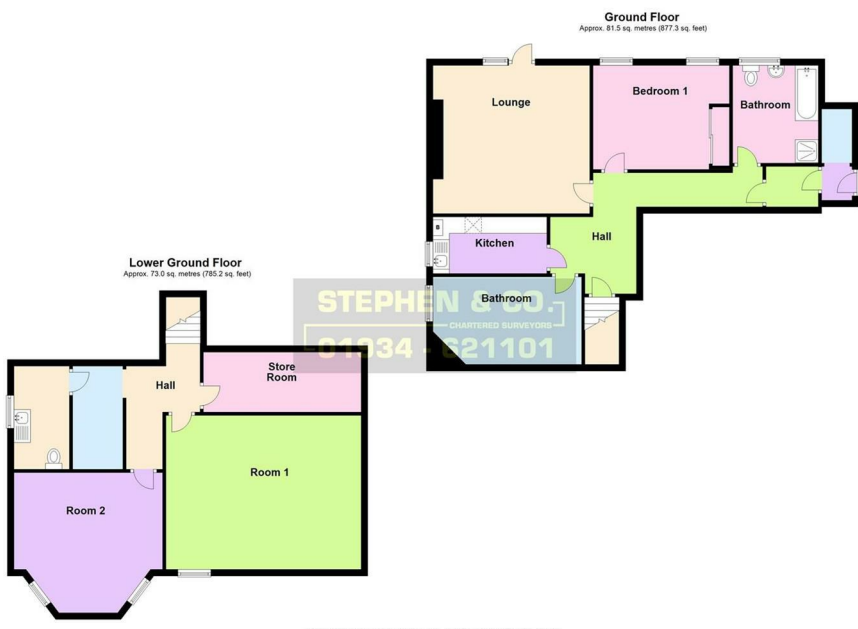
Wards Solicitors
37 Boulevard
Weston super Mare
BS23 1PE

Ref: Deborah Stone:
01934 413535
deborah.stone@wards.uk.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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		47	79
England & Wales		EU Directive 2002/91/EC	

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 PlanIt.