

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



**68, WYNTER CLOSE, WORLE,
WESTON-SUPER-MARE, BS22 7TD
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 purpose built 2 Bedroom Ground Floor Flat with gas central heating, double glazing and an area of garden. The property requires modernisation throughout.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall with further door to:-

Hall:
Radiator. Cloaks cupboard, 2 store cupboards.

Lounge:
14' x 12' (4.27m x 3.66m)
Radiator. TV point. Store cupboard.

Kitchen:
10'10 x 7'9 max (3.30m x 2.36m max)
Wall and base units. Single drainer sink unit. Cooker point. Plumbing for a washing machine. Radiator. Gas fired boiler.

Bedroom 1:
12'8 x 9'2 (3.86m x 2.79m)
Radiator.

Bedroom 2:
11' x 6' (3.35m x 1.83m)
Radiator.

Store Room/Study:
6' x 4'6 (1.83m x 1.37m)

Bathroom:
Panelled bath with "Triton" shower over. Low level WC, Wash basin. Radiator.

Outside:
Area of Rear Garden.

Tenure:
Leasehold for an original term of 125 years from 10th October 1988, subject to a £10 Annual Ground Rent.

Service Charge:
£898.43 per annum

Council Tax:
Band A

Conditions of Sale:
From the Solicitors:-

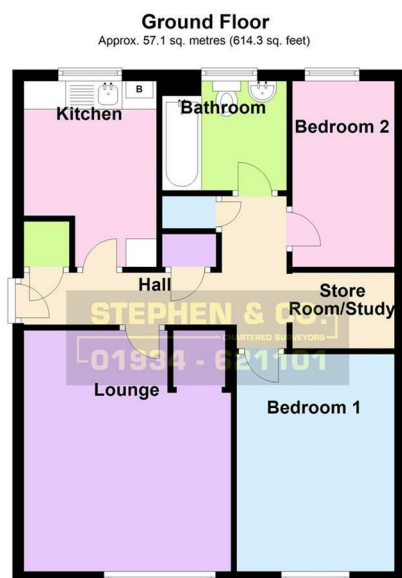
Powells Law
7-13 Oxford Street
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BS23 1TE

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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	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 57.1 sq. metres (614.3 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.