

STEPHEN & CO.
Auctions
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**34, MILTON PARK ROAD,
WESTON-SUPER-MARE, BS22 8DZ
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 2nd October 2024 at 7:00pm

Guide Price £210,000/£230,000

*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

post@stephenand.co.uk



Located in a sought after elevated position in Milton with views over the Town and close to local amenities including schools, shops and bus services. A 2 Bedroom Semi Detached Bungalow with gas central heating, double glazing, off street parking and gardens.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to Entrance Vestibule with tiled floor and further door with leaded inset to:-

Hall:
Radiator. Stripped floor. Cloaks cupboard. Airing cupboard with 'Ideal' gas fired boiler providing central heating and hot water. Access to loft space.

Lounge:
16'7 x 11'6 max (5.05m x 3.51m max)
Dual aspect windows. Fire surround. Radiator. TV and telephone points. Door to:-

Kitchen:
11'6 x 9'2 (3.51m x 2.79m)
Dual aspect windows. Range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. cooker point. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Radiator. Door to:-

Conservatory:
9'9 x 8'9 max (2.97m x 2.67m max)
Double glazed door to Rear Garden.

Bedroom 1:
11'10 x 10' (3.61m x 3.05m)
Bay window. Radiator.

Bedroom 2:
11'10 x 9'6 (3.61m x 2.90m)
Radiator.

Bathroom:
Panelled bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:
Steps down to Front Garden with shrub beds. Gates to sloping

driveway with off street parking leading to a Carport. Enclosed Rear Garden laid mainly to lawn with mixed borders. Patio. Timber shed. Rockery. Steps up to greenhouse.

Tenure:
Freehold.

Council Tax:
Band C

Conditions of Sale:
From the solicitors:-

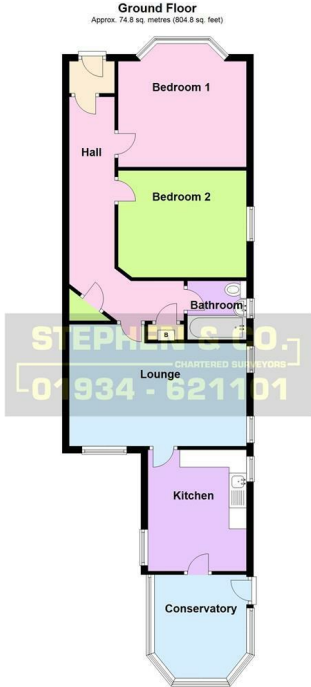
Powells Law
7-13 Oxford Street
Weston super Mare
BS23 1TE

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

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.



Total area: approx. 74.8 sq. metres (804.8 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 PlanSpace.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	