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**ESTATE AGENTS
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Established 1928



**20, ALBERT ROAD,
WESTON-SUPER-MARE, BS23 1ER
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 £140,000/£150,000

*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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Centrally located within a Conservation Area close to the Town Centre, Sea Front, Railway Station and other amenities. A 3 Bedroom Semi Detached Victorian house offered on the market for the first time in around 50 years. The property is in need of modernisation throughout and offers enormous potential to adapt and improve.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Vestibule with further door to:-

Hall:
Radiator. Telephone point. Staircase to First Floor. Understairs cupboard with 'Vaillant' gas fired boiler providing central heating and hot water.

Lounge:
13'4 x 12' (4.06m x 3.66m)
Bay window. Fire surround, Radiator. TV point.

Dining Room:
12'10 x 10'9 (3.91m x 3.28m)

Kitchen:
11' x 11' (3.35m x 3.35m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Radiator. Door to Rear Garden.

First Floor Landing:
Radiator. Access to loft space.

Bedroom 1:
12'3 x 12' (3.73m x 3.66m)
Bay window. Fitted wardrobes and dressing table.

Bedroom 2:
12'10 x 10'9 (3.91m x 3.28m)
Fitted wardrobe.

Bedroom 3:
9'5 x 7'3 (2.87m x 2.21m)
Radiator.

Bathroom:
Panelled bath. Low level WC. Wash basin.

Outside:
Small Front Garden. Enclosed Rear Courtyard Garden with pedestrian access to the side. Workshop/Store: 15'9 x 6'8 (4.80m x 2.03m) with power and light.

Tenure:
Freehold

Council Tax:
Band C

Conditions of Sale:
From the Solicitors:-

Berry Redmond Gordon & Penney LLP
50 Boulevard
Weston super Mare
BS23 1NF

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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.



Total area: approx. 98.1 sq. metres (1055.5 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.