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*Auctions*  
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**ESTATE AGENTS  
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Established 1928



**7, OAKDALE GARDENS, WORLE,  
WESTON-SUPER-MARE, BS22 6AS  
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 27th November 2024 at 7:00pm

Guide Price £200,000/£220,000

\*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)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



Located in a popular cul de sac close to Worle High Street. A 2/3 Bedroom Detached Chalet-style House requiring modernisation throughout.

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to:-

**Hall:**  
Radiator. Staircase to First Floor.

**Shower Room:**  
Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

**Lounge:**  
14'4 x 12'5 (4.37m x 3.78m)  
Radiators. Opening into:-

**Dining Area:**  
9'2 x 6'6 (2.79m x 1.98m)  
Radiator.

**Dining Room/Bedroom 3:**  
12' x 10'7 (3.66m x 3.23m)  
Radiator. Understairs cupboard.

**Kitchen:**  
9'2 x 8'5 (2.79m x 2.57m)  
Wall and base units. Double drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. 'Vokera' gas fired boiler providing central heating and hot water. Door to Rear Garden.

**First Floor Landing:**  
2 store cupboards. Access to loft space.

**Bedroom 1:**  
15' x 12'6 (4.57m x 3.81m)  
Radiator. Access to under eaves storage.

**Bedroom 2:**  
11'2 x 10'7 (3.40m x 3.23m)  
Radiator.

**Bathroom:**  
Panelled bath. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

**Outside:**  
Front Garden. Driveway with off street parking to Garage: 16'9 x 8'3 (5.11m x 2.51m) with up and over door power and light. Enclosed Rear Garden.

**Tenure:**  
Freehold.

**Council Tax:**  
Band D

**Conditions of Sale:**  
From the Solicitors:-

John Hodge Solicitors  
50 High Street  
Yatton  
BS49 4HJ

Ref: Mark Wright  
01934 833208  
mark.wright@johnhodge.co.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.



Total area: approx. 109.5 sq. metres (1179.1 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.