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**ESTATE AGENTS  
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**8, GRASMERE DRIVE,  
WESTON-SUPER-MARE, BS23 3TB  
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 26th February 2025 at 7:00pm

Guide Price: £80,000/£90,000

\*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 Bank Transfer

**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)**



A 2 Bedroom, ex-local authority Ground Floor Flat located on the Bournville Estate, close to local amenities. The property has electric heating, double glazing and a garden and is in need of modernisation throughout.

**Accommodation:**  
(with approximate measurements)

**Private Entrance:**  
Front door to:-

**Hall:**  
Night Storage Heater. Cloaks cupboard.

**Lounge:**  
15'4 x 14'4 max (4.67m x 4.37m max)  
Night storage heater. TV point. Airing cupboard.

**Kitchen:**  
10' x 8' (3.05m x 2.44m)  
Wall and base units. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Door to Rear Garden.

**Bedroom 1:**  
12'8 x 12' max (3.86m x 3.66m max)  
Night storage heater. Fitted wardrobe.

**Bedroom 2:**  
12' x 10' (3.66m x 3.05m)  
Night storage heater.

**Bathroom:**  
Panelled bath with shower over. Wash basin. Tiled splashback. Wall heater.

**Separate WC:**

**Outside:**  
Enclosed Rear Garden laid to patio. 2 Store sheds.

**Tenure:**  
Leasehold for an original term of 125 years from 23rd April 1990, subject to a £10 Annual Ground Rent.

**Service Charge:**  
£617.15 per annum

**Council Tax:**  
Band A

**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

**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.

**Ground Floor**  
Approx. 65.7 sq. metres (707.5 sq. feet)



Total area: approx. 65.7 sq. metres (707.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	