

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
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Established 1928



**24, GREENWOOD ROAD,
WORLE, WESTON-SUPER-MARE, BS22 6EX
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 March 2025 at 7:00pm

Guide Price: £230,000/£250,000

*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
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A 2/3 Bedroom Semi Detached House with gas central heating, double glazing, garage and a large rear garden located in a cul de sac just off Worle High Street, well placed for local amenities including schools, shops, bus services etc. The property has potential to extend and improve to create a fabulous family home.

Accommodation:

(with approximate measurements)

Entrance:

Double glazed doors to Entrance Porch with further door to:-

Hall:

Radiator. Staircase to First Floor.

Lounge:

12'8 x 12'3 (3.86m x 3.73m)

Bay window. Radiator. TV point.

Open Plan Kitchen/Diner:

18'5 x 13' (5.61m x 3.96m)

Kitchen Area: with a range of wall and base units with worksurfaces over. 1.5 bowl stainless steel sink unit. Electric range oven. Integrated dishwasher and fridge/freezer. Door to Rear Lobby. Opening into Dining Area with 1/2 height facing brick divide. 2 radiators. Fire surround. Sliding patio doors to Rear Garden.

Rear Lobby:

Double glazed door to side. 'Worcester' gas fired boiler providing central heating and hot water. WC and Pantry off.

First Floor Landing:

Access to boarded loft space via a fold down ladder. (NB The roof has foam insulation installed in August 2020 with a 25 year warranty)

Bedroom 1:

12'8 x 12'3 (3.86m x 3.73m)

Radiator.

Bedroom 2:

13' x 10'6 (3.96m x 3.20m)

Radiator. Fitted wardrobe cupboards.

Bedroom 3/ Box Room:

6'8 x 5'8 (2.03m x 1.73m)

Formerly the Bathroom. Radiator.

Bathroom:

9'5 x 7'4 (2.87m x 2.24m)

Formerly Bedroom 3. Panelled bath with shower and screen over. Low level WC. Wash basin. Tiled splashback. Radiator.

Outside:

Front Garden. Shared driveway to Garage with up and over door. Large Rear Garden laid to lawn with patio and mature trees & shrubs. Greenhouse. Summerhouse.

Tenure:

Freehold.

Council Tax:

Band C

Conditions of Sale:

From the Solicitors:-

Wards Solicitors

195/197 High Street

Worle

Weston super Mare

BS22 6JS

Ref: Claire Blackman

01934 428811

worle@wards.uk.com

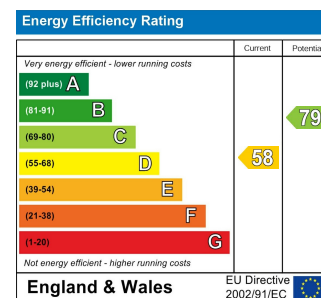
Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

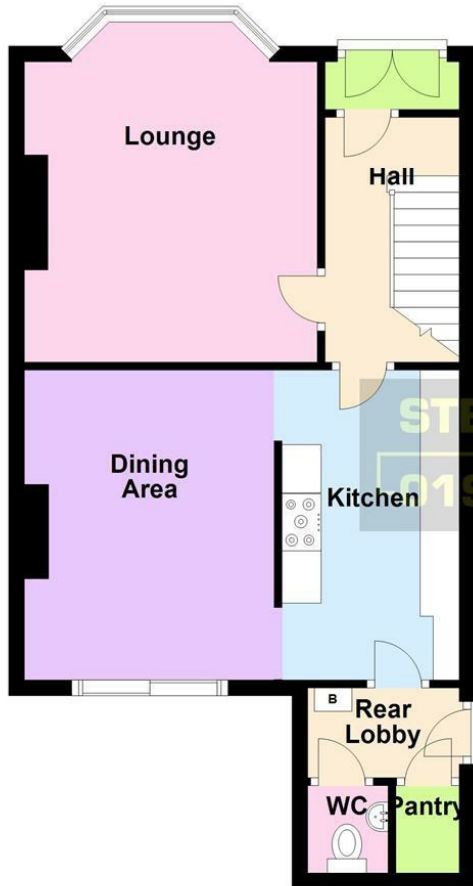
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared 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.



Ground Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 93.3 sq. metres (1004.2 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.



