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**ESTATE AGENTS
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Established 1928



**50, ASHCOMBE ROAD,
WESTON-SUPER-MARE, BS23 3DY
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve and Conditions of Sale) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB
on Wednesday 4th June 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
www.stephenand.co.uk
post@stephenand.co.uk



Located in a level position within 1 mile of the Town Centre, Sea Front and Railway Station. A substantial Semi Detached property arranged as two flats with 3 Bedrooms on the Ground Floor and 2 Bedrooms on the First Floor. The property offers potential to create an excellent investment property, home and income or a family home (subject to obtaining any necessary consents). The property requires modernisation.

Buyers are advised to research the history of this property or enquire with the auctioneers prior to viewing.

Accommodation:
(with approximate measurements)

Ground Floor Flat

Entrance:
Front door to:-

Entrance Porch:
Further door to:-

Hall:
2 radiators. Understairs cupboard. Door to Hallway for First Floor Flat.

Lounge:
12'10 x 12'5 (3.91m x 3.78m)
Bay window. Radiator. TV point.

Bedroom 1:
12'2 x 10'9 (3.71m x 3.28m)
Radiator.

Dining Room:
18' x 12' (5.49m x 3.66m)
Radiator. TV point. Fitted cupboard.

Kitchen:
10'7 x 10' max (3.23m x 3.05m max)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine.
'Worcester' gas fired boiler. Door to Garden.

Inner Hall:
Radiator.

Shower Room:
Corner cubicle. Low level WC. Vanity wash basin. Tiled splashback.
Radiator.

Bedroom 2:
12' x 11'2 (3.66m x 3.40m)
Radiator.

Bedroom 3:
11'5 x 8'8 (3.48m x 2.64m)
Radiator. Built-in wardrobe cupboard.

First Floor Flat:

Entrance:
Front door to:-

Hall:
Radiator. Staircase to:-

First Floor Landing:
Radiator. Skylight. Access to loft space.

Lounge/Diner:
18'4 x 11'9 (5.59m x 3.58m)
Fire surround. 2 radiators. TV and telephone points.

Kitchen:
10'5 x 5'7 (3.18m x 1.70m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine.

Bedroom 1:
12' x 11'5 (3.66m x 3.48m)
Radiator. Wash basin.

Bathroom:
Panelled bath. Vanity wash basin. Tiled splashback. Radiator. Tiled splashback. Airing cupboard housing 'Worcester' gas fired boiler.

Separate WC:
Low level WC. Radiator.

Bedroom 2:
12' x 10' (3.66m x 3.05m)
Fire surround. Radiator.

Outside:
Front & Side Garden mostly paved with mature trees and shrubs.
Timber shed. Gates leading to an off street parking space.

Tenure:
Freehold.

Council Tax:
Ground Floor Flat: Band B
First Floor Flat: Band B

EPC:
Ground Floor Flat: 'E' (54)
First Floor Flat: 'C' (70)

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. 194.1 sq. metres (2089.0 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.



