

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
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Established 1928



**26, STANLEY GROVE,
WESTON-SUPER-MARE, BS23 3EB
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 4th June 2025 at 7:00pm

Guide Price: £180,000/£200,000

*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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Centrally located within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities. A 3 Bedroom Link-Terraced House with gas central heating, double glazing and an enclosed rear garden. The property requires some modernisation.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Entrance Vestibule with further door to:-

Hall:

Radiator. Telephone point. Staircase rising to First Floor.

Lounge:

13'9 x 11'4 (4.19m x 3.45m)

Bay window. Radiator. TV & telephone point.s Coved ceiling. Ceiling rose.

Dining Room:

13'3 x 11'3 (4.04m x 3.43m)

Radiator.

Kitchen:

10' x 9' (3.05m x 2.74m)

Wall and base units with roll edge worksurfaces over. Single drainer sink unit. Plumbing for a washing machine and dishwasher. Cooker point. Space for a fridge/freezer. Tiled splashback. 'Ideal' gas fired boiler providing central heating and hot water. Double glazed door to Rear Garden.

First Floor Landing:

Radiator. Access to loft space. Telephone point.

Bedroom 1:

11'5 x 11'3 (3.48m x 3.43m)

Bay window. Radiator.

Bedroom 2:

13'3 x 11'3 (4.04m x 3.43m)

Radiator.

Bedroom 3:

7'8 x 5'10 (2.34m x 1.78m)

Radiator.

Bathroom:

Panelled bath. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Linen cupboard.

Outside:

Small Front Garden. Enclosed Rear Garden with Outside WC and Shed. Pedestrian access to side.

Tenure:

Freehold.

Council Tax:

Band B

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.



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.

