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Auctions
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**ESTATE AGENTS
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Established 1928



**10, LARCHGROVE WALK, WORLE,
WESTON-SUPER-MARE, BS22 6RD
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: £150,000/£175,000

*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 3 Bedroom Terraced House in need of modernisation, located in this popular level position well placed for local amenities. The property has gas central heating, double glazing, solar panels, gardens and a garage & separate parking space.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Cloaks cupboard. Door to:-

Cloakroom:
Low level WC. Vanity wash basin with tiled splashback. Radiator.

Lounge:
18' x 12' (5.49m x 3.66m)
Staircase rising ti First Floor. Fire surround with electric fire. 2 radiators. TV and telephone points. Arch to:-

Dining Room:
11'8 x 7'7 (3.56m x 2.31m)
Radiator. Double glazed door to Rear Garden. Opening into:-

Kitchen:
11'8 x 10'8 (3.56m x 3.25m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Pantry cupboard. Door to Lean-to with access to the Rear Garden.

First Floor Landing:
Access to loft space via a fold down ladder. Airing cupboard housing an 'Ideal' gas fired boiler providing central heating and hot water.

Bedroom 1:
12' x 11'10 max (3.66m x 3.61m max)
Radiator. Built-in wardrobe.

Bedroom 2:
11'10 x 9' max (3.61m x 2.74m max)
Radiator. Built-in wardrobe.

Bedroom 3:
8'6 x 7'7 (2.59m x 2.31m)
Radiator.

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

Outside:
Front Garden. Enclosed Rear Garden with patio and lawn with borders. Personal door to Garage with up and over door. Additional parking space.

Tenure:
Freehold.

Solar Panels:
Subject to a lease for an original term of 25 years and 6 months from 27th January 2012

Council Tax:
Band B.

Conditions of Sale:
Powells Solicitors,
7-13 Oxford Street,
Weston super Mare, BS23 1TE

Ref: James King
01934 623501
jking@powellsllaw.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.

