

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**15, SEVERN ROAD, PILL,
BRISTOL, BS20 0BA**
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: £200,000 plus.

*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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post@stephenand.co.uk



A 3 Bedroom End Terrace House located in this historic village on the banks of the River Avon approximately 5 miles from the centre of Bristol and with good access to the M5 Motorway at Portishead. The property requires modernisation throughout and stands in a large plot with potential to extend (subject to obtaining any necessary consents). In addition the property includes 3 Single Garages.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Staircase to First Floor.

Lounge:
14'5 x 12'8 (4.39m x 3.86m)
Fire surround. Pantry.

Kitchen:
13' x 7'10 max (3.96m x 2.39m max)

Rear Lobby:
Door to Rear Garden.

Bathroom:

First Floor Landing:
Access to Loft Space.

Bedroom 1:
17'5 x 9'5 max (5.31m x 2.87m max)
Fitted wardrobes/

Bedroom 2:
11'4 x 9'5 (3.45m x 2.87m)

Bedroom 3:
8' x 8' (2.44m x 2.44m)

Outside:
The property is accessed from Avon Road and stands in large, overgrown Corner Gardens. 3 Single Garages.

Tenure:
Freehold. Please note that the Garages are held under a separate Title.

Council Tax:
Band B

Conditions of Sale:
From the Solicitors:-

Powells Solicitors
7-13 Oxford Street
Weston super Mare
BS23 1TE

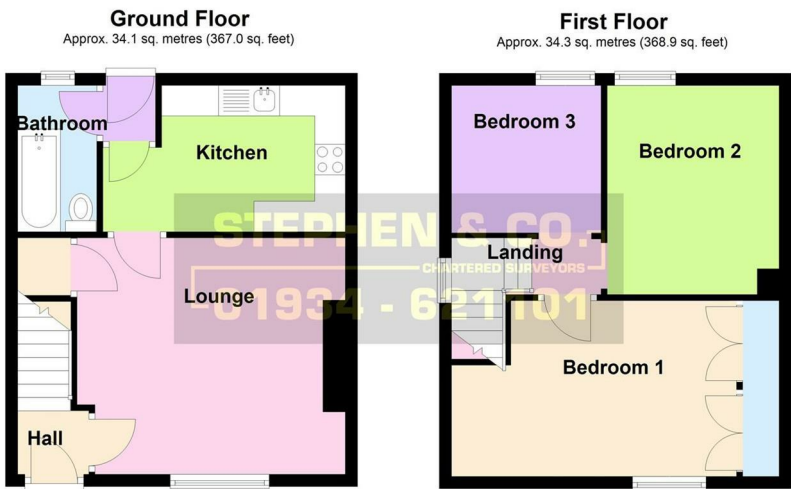
01934 623501
Ref: Jenny Collins
jcollins@powellslaw.com

NB: Whilst every effort will be made to clear the property, any items remaining on completion will become the responsibility of the buyer.

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. 68.4 sq. metres (735.9 sq. feet)

Floor plans are for illustrative purposes only and are 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.

