



**30, BEECH LODGE, ROOKERY MANOR LODGES,
EDINGWORTH, BS24 0JB
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: £140,000£150,000

*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

A well presented Park Home for holiday and recreational purposes located in this established gated development located between Weston super Mare & Burnham on Sea. The furnished accommodation includes 2 Bedrooms (1 En Suite), open plan Lounge/Kitchen with Terrace with views towards Brent Knoll, gas heating, double glazing, area of garden and parking. An internal inspection is recommended.

Accommodation:
(with approximate measurements)

Entrance:
Steps up to front door leading to:-

Hall:
Radiator. Recess housing 'Baxi' gas fired boiler providing central heating and hot water.

Open Plan Lounge/Kitchen:
19'7 x 18'10 max (5.97m x 5.74m max)
Fitted Kitchen with a range of wall and base units with worksurfaces over with matching splashback. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood and stainless steel splashback over. Integrated washing machine, dishwasher and microwave. Fridge/freezer. Wine cooler. Lounge area with 2 radiators. Wall mounted TV. Sliding patio doors to Terrace with views towards Brent Knoll.

Bedroom 1:
12'6 x 9'3 max (3.81m x 2.82m max)
Double bed. Radiator. Wall mounted TV.

Dressing Room:
5' x 5' (1.52m x 1.52m)

En Suite:
Double shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor.

Bedroom 2:
9'4 x 9' (2.84m x 2.74m)
Twin beds Radiator. Built-in wardrobe.

Bathroom:
Panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor.

Outside:
Large Terrace with a hot tub and views towards Brent Knoll. Area of Garden laid to artificial grass. Parking space.

Tenure:
The property is held on a Licence for all year occupation for Holiday and Recreational use only

Pitch Fee:
£4,320.00 per annum to include water, council tax, grounds maintenance, security, waste management, TV licence, Wifi. Gas and electricity are metered and invoiced separately by the park owner.

Conditions of Sale:
Licence Agreement and terms and conditions available from the auctioneers.

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.

