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Auctions
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**ESTATE AGENTS
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Established 1928



**145, COLERIDGE ROAD,
WESTON-SUPER-MARE, BS23 3UN
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 3rd December 2025 at 7:00pm

Guide Price: £100,000/£120,000

*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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An ex local authority 2 Bedroom End Terrace House located on the Bournville Estate, close to local amenities. The property has double glazing & solar panels and stands in good size gardens with a garage. Requires modernisation throughout.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to:-

Hall:
Telephone point. Staircase to First Floor.

Lounge:
14'8 x 12'6 max (4.47m x 3.81m max)
Tiled fireplace. TV point.

Kitchen:
9'4 x 9' (2.84m x 2.74m)
Single drainer stainless steel sink unit with cupboards under.

Rear Lobby:
Double glazed door to Rear Garden. Store Room and cupboard off.

First Floor Landing:
Airing cupboard. Access to loft space.

Bedroom 1:
16' x 10'6 (4.88m x 3.20m)
Built-in cupboard.

Bedroom 2:
9'4 x 9' (2.84m x 2.74m)
Walk-in wardrobe with sliding doors.

Bathroom:
Panelled bath with 'Triton' shower over. Low level WC. Wash basin. Tiled splashback.

Outside:
Front Garden laid to lawn with screen hedging. Driveway to Garage. Generous Rear Garden laid to lawn with timber shed.

Tenure:
Freehold. Solar Panels held on a 25 year lease from 30th June 2014.

Council Tax:
Band B.

Conditions of Sale:
From the Solicitors:-

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

Ref: James King
01934 623501
jking@powellslaw.com

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

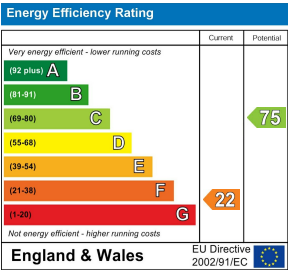
Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it 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.

Ground Floor
Approx. 34.7 sq. metres (373.5 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 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.