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Auctions
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**ESTATE AGENTS
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**MEADGATE COTTAGE, STEVENS LANE,
LYMPHAM, WESTON-SUPER-MARE, BS24 0BX**
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: £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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Rare Opportunity to acquire a substantial 4 Bedroom Detached Cottage with a range of ground floor offices and workshops which would be ideal for commercial use, home office, additional living accommodation, annexe or potentially a separate dwelling (subject to obtaining any necessary consents). In need of modernisation throughout, the property offers enormous potential to adapt and improve.

The property is located on the corner of Stevens Lane and Bridgwater Road (next to Jeff Browns Garage) with good access to the seaside towns of Weston super Mare and Burnham on Sea.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Sitting Room:
16' x 11'10 (4.88m x 3.61m)
Radiator. Stairs to First Floor.

Dining Room:
13'8 x 11'10 (4.17m x 3.61m)
Radiator.

Lounge:
29'10 x 10' (9.09m x 3.05m)
Open Fireplace. 2 radiators. Sliding patio doors to garden.

Kitchen:
24'7 x 6'5 (7.49m x 1.96m)
Base units with worksurfaces over. Single drainer sink unit. Fitted oven and hob. Integrated refrigerator. Radiator. Undertrains cupboard

Utility Area:
6'5 x 6'2 (1.96m x 1.88m)

Rear Lobby:
Door to side.

WC:

Boiler Room:
5'6 x 4'2 (1.68m x 1.27m)
'Ideal' gas fired boiler providing central heating and hot water.

Workshop:
19'9 x 15'5 max (6.02m x 4.70m max)
Velux windows.

Store:
12'5 x 7'4 (3.78m x 2.24m)

Garage:
18'9 x 11'9 (5.72m x 3.58m)
Up and over door.

Store:
11'9 x 11'8 (3.58m x 3.56m)
Door to rear.

Office/Store:
12'6 x 11'5 (3.81m x 3.48m)
Radiator.

Office/Store:
11'3 x 7'6 (3.43m x 2.29m)
Radiator. Door to rear.

Office/Store:
14'10 x 11' (4.52m x 3.35m)
2 radiators. Meter cupboard.

Internal Office/Store:
14'10 x 10'5 (4.52m x 3.18m)
Radiator.

First Floor Landing:
Radiator.

Bedroom 1:
17' x 14'9 (5.18m x 4.50m)
2 radiators. Built-in wardrobe cupboard.

En Suite Shower Room:
Shower cubicle. Low level WC. Wash basin.

Bedroom 2:
13'4 x 10' (4.06m x 3.05m)
Radiator. Fitted wardrobe. Airing cupboard.

Bedroom 3:
15' x 10' (4.57m x 3.05m)
Radiator.

Bedroom 4:
10'10 x 7'8 max (3.30m x 2.34m max)
Radiator.

Bathroom:
9'9 x 7'8 (2.97m x 2.34m)
Panelled bath. Low level WC. Wash basin. Radiator.

Outside.
Area of Garden. Off street parking.

Tenure:
Freehold

Council Tax:
Band B

NB: Any items remaining at the property on completion will become the ownership of the purchaser.

Conditions of Sale:
From the Solicitors:-

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

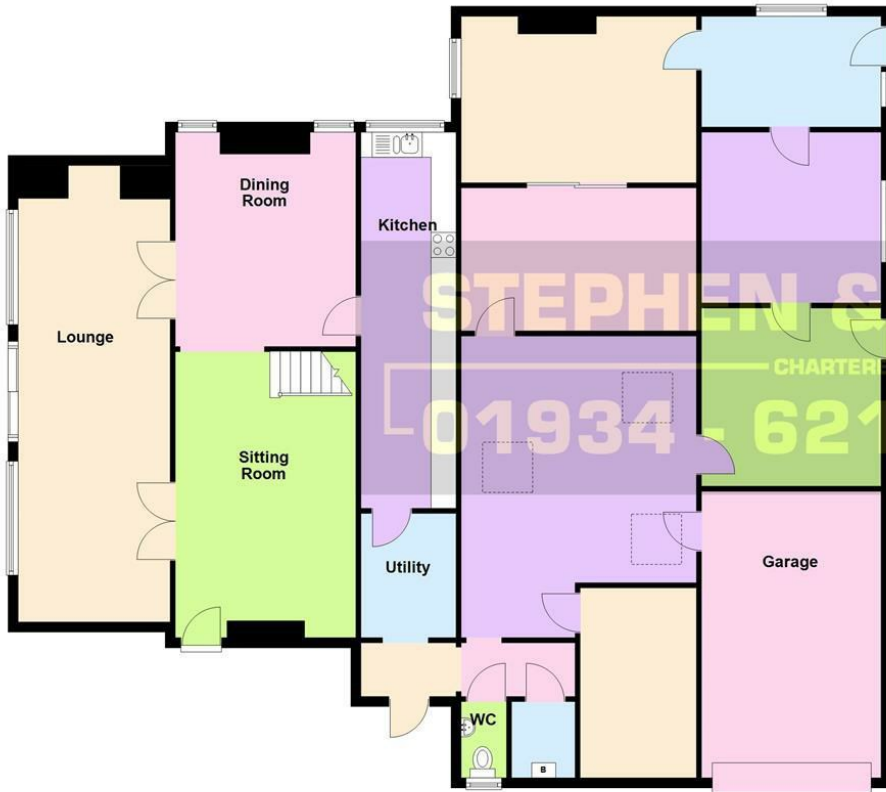
Ref: James King
01934 623501
jking@powellslaw.com

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. 215.9 sq. metres (2324.3 sq. feet)

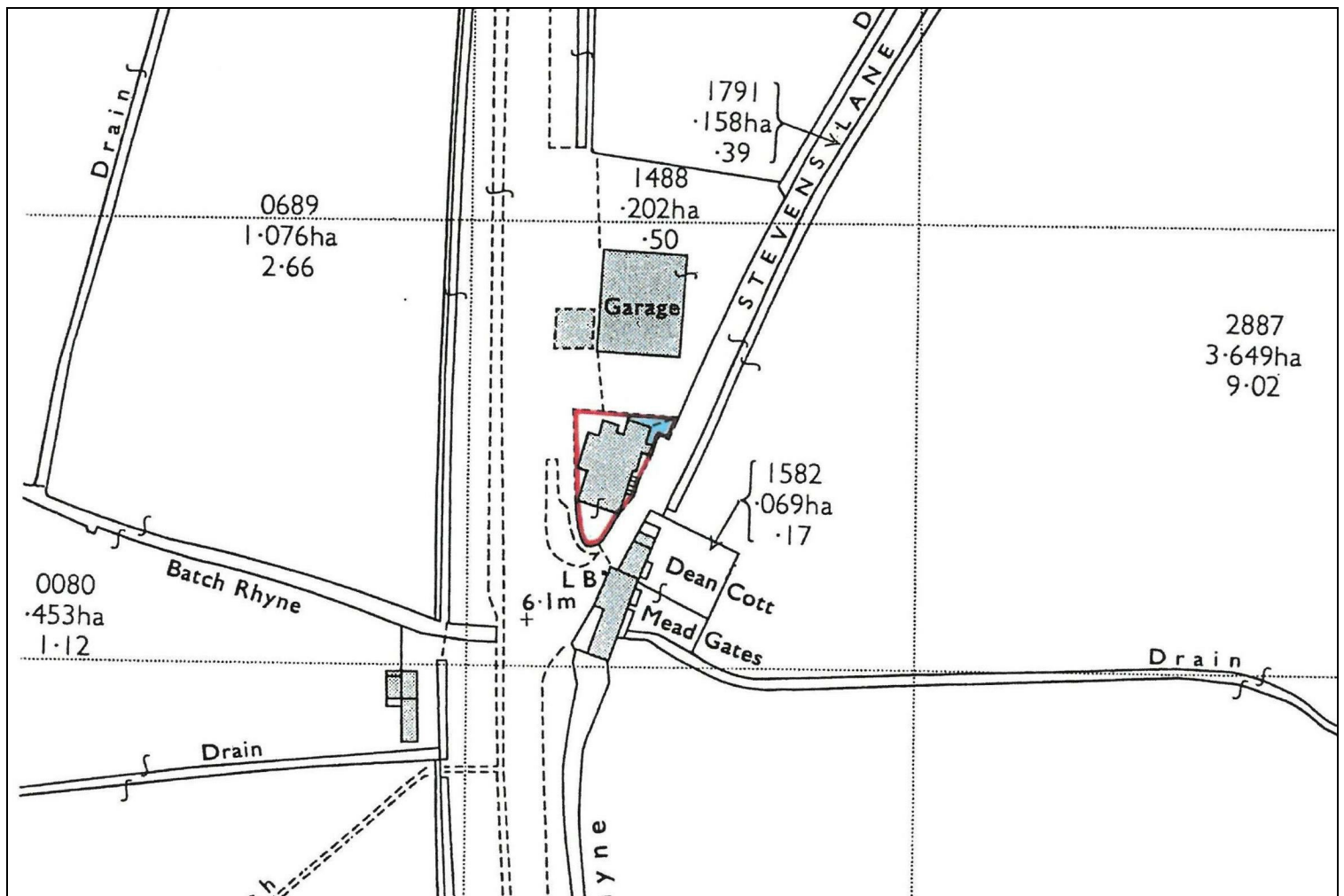


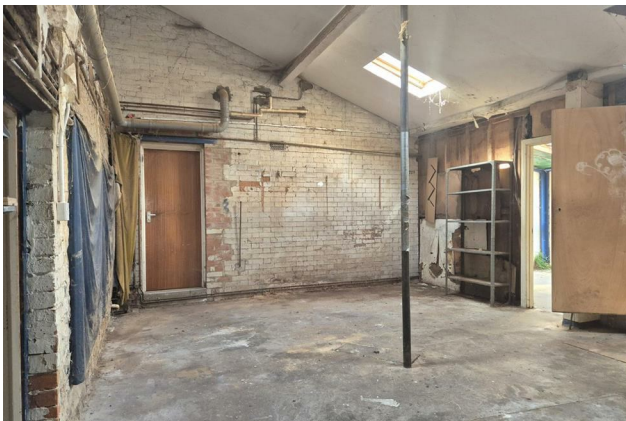
First Floor
Approx. 80.9 sq. metres (871.2 sq. feet)



Total area: approx. 296.9 sq. metres (3195.5 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.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	