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Auctions
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**ESTATE AGENTS
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Established 1928



**6, SOUTHFIELD CLOSE, UPHILL,
WESTON SUPER MARE, BS23 4XJ**
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 19th November 2025 at 7:00pm

Guide Price: £300,000/£350,000

*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 individual 3 Bedroom Detached Bungalow offering spacious and flexible accommodation with gas central heating, double glazing to the majority of windows, large gardens, double garage and workshop. The property requires modernisation and offers enormous potential to adapt and extend the accommodation or convert the large roof space (subject to any necessary consents). Located at the end of a cul de sac, the property lies within a Conservation Area in this sought after coastal village on the southern outskirts of Weston super Mare well placed for the beach, marina, nature reserve, hospital and village amenities.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Entrance Porch with further door to:-

Hall:
Radiator. Cloaks cupboard. Telephone point. Access to large, part boarded loft space via a fold down ladder. 'Ideal' gas fired boiler providing central heating and hot water.

Lounge:
15'10 x 12'6 (4.83m x 3.81m)
Fitted gas fire. Radiator. TV point.

Dining Room:
11'6 x 9' (3.51m x 2.74m)
Radiator. Opening into:-

Conservatory:
11'8 x 10'6 max (3.56m x 3.20m max)
Radiator. Double glazed french doors to Rear Garden. Views towards St Nicholas Church

Kitchen:
16'3 x 8'10 (4.95m x 2.69m)
Wall and base units. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Rear Lobby off with doors to front and to Garage.

Bedroom 1:
11'10 x 12' (3.61m x 3.66m)
Radiator.

Bedroom 2:
11'10 x 9'5 (3.61m x 2.87m)
excluding door recess. Radiator. Built-in wardrobe.

Bedroom 3:
10' x 8'3 (3.05m x 2.51m)
Radiator. Built-in wardrobe.

Bathroom:
Panelled bath. Wash basin. Walk-in shower cubicle. Radiator.

Separate WC:

Outside:
The property stands in a large plot approached through double gates with vehicle access across a bridge over Uphill Great Rhyne. Paved Front Garden. Double Garage: 21' x 16'6 max (6.40m x 5.03m max) with electronic up and over door, power and light. Store and WC off. Door to Rear Garden and further door to Workshop/Garage: 21' x 12'9 max (6.40m x 3.89m max) with up and over door, power and light. Rear patio garden with raised beds. Large side garden laid mainly to lawn with with mature trees and shrubs.

Tenure:
Freehold.

Council Tax:
Band E

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

Conditions of Sale:
From the Solicitors:-

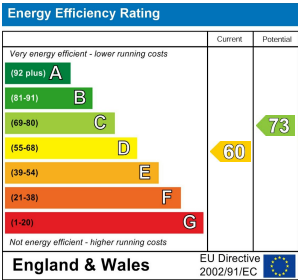
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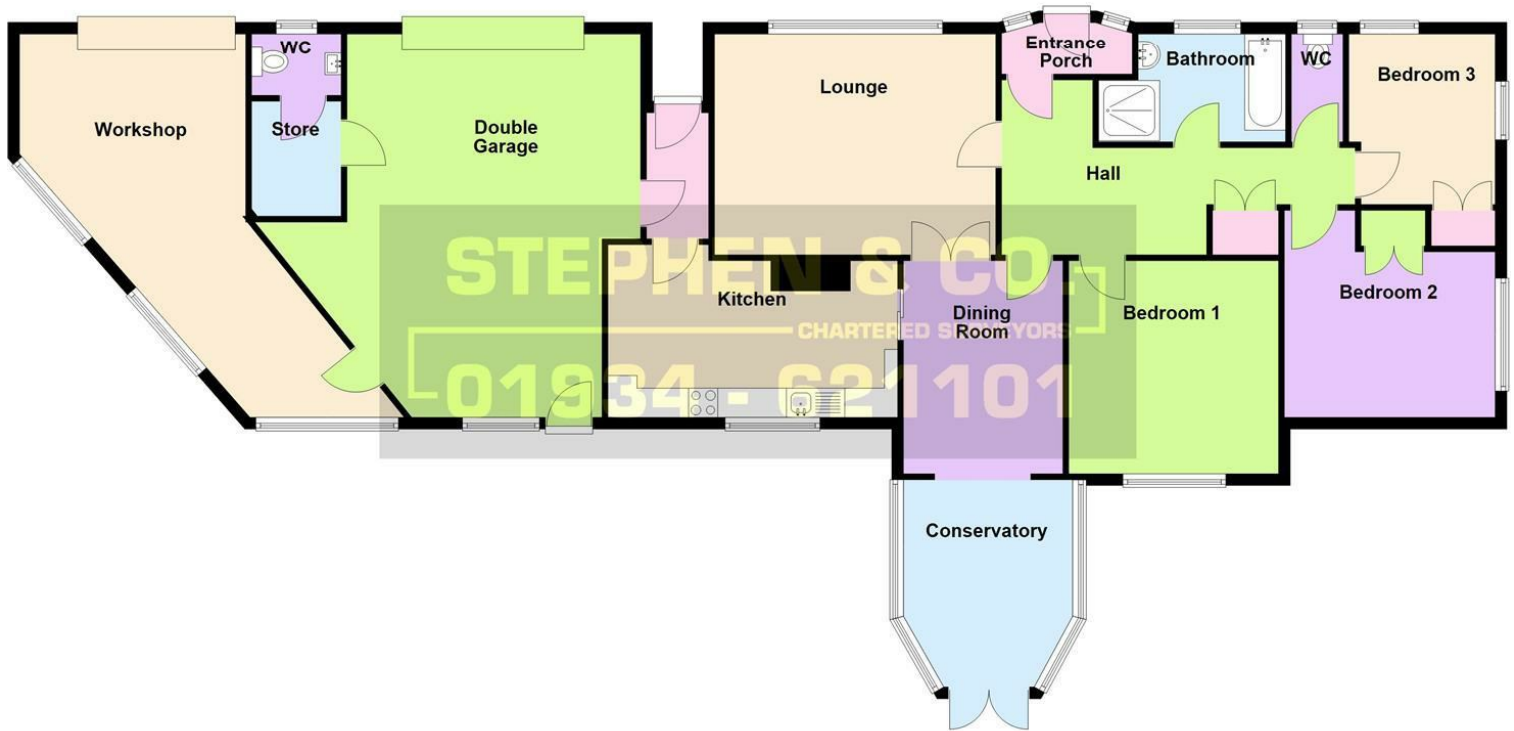
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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. 172.4 sq. metres (1855.3 sq. feet)



Total area: approx. 172.4 sq. metres (1855.3 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.



