

STEPHEN & CO.]
Auctions
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**ESTATE AGENTS
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Established 1928



**EAST WING, INWOOD HOUSE 59 SOUTH ROAD
WESTON-SUPER-MARE, BS23 2LU
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 3rd December 2025 at 7:00pm

Guide Price: £250,000/£300,000

*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.

NB. Deposits can only be paid by Personal Cheque or Bank Transfer

13 Waterloo Street, Weston super Mare, BS23 1LA
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A rare opportunity to acquire a substantial 6 Bedroom Semi Detached House located within a Conservation Area on Weston Hillside, above the Town Centre and with extensive views over Weston Bay and beyond. The property forms a wing of a substantial Victorian property that has been converted into flats and provides spacious and flexible accommodation over two floors to include a 1 bedroom flat. There is enormous potential for home and income, flat conversion, HMO or to create a stunning family home. The property requires modernisation throughout.

Accommodation:
(with approximate measurements) Including gas central heating

Entrance:
Access at the rear of the property. Sliding patio doors to;

Entrance Hall:
Cupboard housing gas fired boiler providing central heating and hot water.

Cloakroom:
Low level WC and wash basin.

Sitting Room:
15' x 13'10 max (4.57m x 4.22m max)
Fire surround with wood burner. Staircase to First Floor.

Lounge:
25'10 x 16'4 max (7.87m x 4.98m max)
Running across the whole front of the property. Wide bay window with views to Weston Bay and over the town. Wide opening into:-

Dining Area:
13'10 x 11'8 (4.22m x 3.56m)

Kitchen:
14' x 12'8 max (4.27m x 3.86m max)
Range of wall and base units. Cooker point. Central island/breakfast bar.

Bathroom:
Sunken corner bath. Low level WC. Wash basin.

Bedroom 5:
17' x 11'9 (5.18m x 3.58m)
Double doors to:-

Dressing Room:
11' x 9'8 max (3.35m x 2.95m max)

Study:
13'3 x 8'7 (4.04m x 2.62m)

Utility Room:
19' x 7'3 (5.79m x 2.21m)
Wall and base units with worksurfaces over. Single drainer sink unit. Plumbing for a washing machine. Access to the Garage (not inspected)

First Floor Landing:
Airing cupboard.

Bedroom 1:
14'5 x 13' (4.39m x 3.96m)
Views to Weston Bay.

Bedroom 2:
14'3 x 11'9 (4.34m x 3.58m)
Views to Weston Bay.

Bedroom 3:
13'7 x 9'9 (4.14m x 2.97m)

Bathroom:
Corner bath. Low level WC. Wash basin.

Dressing Room:
12' x 8' max (3.66m x 2.44m max)
Access to:-

Bedroom 4:
17'6 x 13' (5.33m x 3.96m)

Flat:

Lounge/Kitchen:
16' x 12'10 (4.88m x 3.91m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Door to rear.

Shower Room:

Bedroom:
12'10 x 10'9 (3.91m x 3.28m)

Outside:
Sweeping shared drive from South Road leading to the rear of the property. Integral Garage.

Tenure:
Freehold

Council Tax:
Band E

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

Completion:
There will be an extended completion of 40 working days after the auction

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.



