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Auctions
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**ESTATE AGENTS
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Established 1928



**69, BAYTREE ROAD,
WESTON-SUPER-MARE, BS22 8HN
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: £130,000/£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

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Rare opportunity to acquire a 1 Bedroom Detached Cottage with gas central heating, double glazing, garden and garage. Occupying an elevated position on Milton Hillside close to local amenities the property requires modernisation and offers enormous potential to create a unique home.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to Entrance Porch opening into:-

Lounge:
11'8 x 11' (3.56m x 3.35m)
Woodburner. TV and telephone points. Radiator.

Kitchen:
8' x 6'7 (2.44m x 2.01m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Fitted oven and hob. Understairs recess. Door and staircase to:-

First Floor Landing:
'Vaillant' gas fired boiler providing central heating and hot water.

Bedroom:
12' x 11'2 max (3.66m x 3.40m max)
Radiator.

Bathroom:
Panelled bath. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:
Gated access to mature Front Garden with a range of trees, shrubs and flower borders. Outside tap. Bin store. Potting Shed: 11'6 x 8' (3.51m x 2.44m). Store Shed: 13' x 8' (3.96m x 2.44m). Garage (not inspected) located on Jubilee Path.

Tenure:
Freehold.

Council Tax:
Band A

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

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.



Total area: approx. 39.1 sq. metres (421.2 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.