

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
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AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**55, SAVILLE ROAD,
WESTON-SUPER-MARE, BS22 8PF
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 4th March 2026 at 7:00pm

Guide Price: £160,000/£180,000

*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 3 Bedroom Semi Detached House with gas central heating, double glazing, gardens and parking. It is in need of modernisation throughout, but has great potential to create a lovely family home or buy-to-let investment. The property is located in a level position in Milton close to Milton Railway Station and well placed for local amenities.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Staircase to First Floor.

Lounge:
13' x 11' (3.96m x 3.35m)
Bow window, Fire surround with fitted gas fire. Radiator. Telephone point.

Dining Room:
11' x 10'2 (3.35m x 3.10m)

Kitchen:
11' x 5'7 (3.35m x 1.70m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Understairs cupboard. Door to side.

First Floor Landing:
Access to loft space'

Bedroom 1:
11' x 10'9 max (3.35m x 3.28m max)
Bow window. Radiator.

Bedroom 2:
11' x 10'2 (3.35m x 3.10m)
Radiator. Built-in cupboard.

Bedroom 3:
8'6 x 6' max (2.59m x 1.83m max)

Wet Room:
'Mira' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Electric wall heater. Extractor.

Outside:
Front Garden, Driveway leading to asbestos Garage. Overgrown Rear Garden. Boiler Room: housing gas fired boiler providing central heating and hot water.

Tenure:
Freehold, subject to a £6 Annual Rent Charge.

Council Tax:
Band B

Conditions of Sale:
From the Solicitors:-

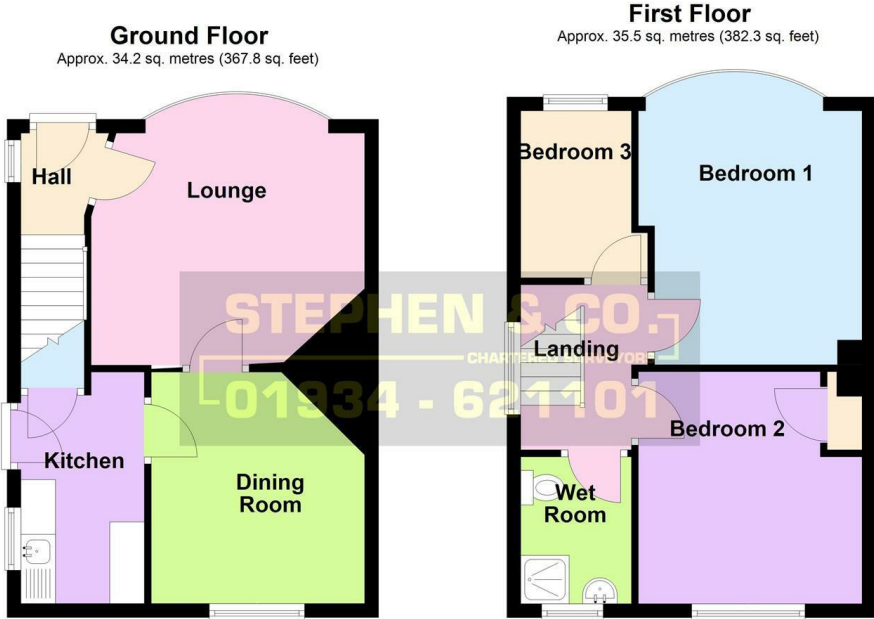
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Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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. 34.2 sq. metres (367.8 sq. feet)

First Floor
Approx. 35.5 sq. metres (382.3 sq. feet)

Total area: approx. 69.7 sq. metres (750.1 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		Current	Interest
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	