STEPHEN & CO.
Auctions
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



33, MAIN ROAD, WESTONZOYLAND, BRIDGWATER, TA7 0EB

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 2nd December 2026 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. Further fees may be applicable and will be included 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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The Property Ombudsman

An extended 4 Bedroom Detached House on a corner plot located in this much sought after village with excellent local amenities and good access to Bridgwater and the M5 motorway. The spacious accommodation includes double glazing, electric heating, gardens and a double garage with further off street parking. Offered on the market for the first time since it was built, the property will require modernisation.

Accommodation:
(with approximate measurements)

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

Hall:
Night storage heater. Staircase to First Floor.

Cloakroom:
Low level WC. Wash basin.

Lounge:
16'10 x 11'10 (5.13m x 3.61m)
Night storage heater. Fireplace.

Kitchen:
16' x 9'5 (4.88m x 2.87m)
Range of wall and base units with worksurfaces over. Double bowl single drainer sink unit. Fitted double oven and hob. Space for a fridge/freezer. Tiled splashback. Door to Rear Porch with further door to Garden.

Utility Room:
7'2 x 6'4 (2.18m x 1.93m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine.

Dining Room:
16' x 9' (4.88m x 2.74m)
Night storage heater. Opening into:-

Sitting Room:
15'2 x 11' (4.62m x 3.35m)
Night storage heater. Sliding patio doors to Garden.

First Floor Landing:
Access to loft space.

Bedroom 1:
14'4 x 11'10 (4.37m x 3.61m)

En Suite:
Shower cubicle. Low level WC. Wash basin. Window to side.

Bedroom 2:
12'9 x 9' (3.89m x 2.74m)
Fitted wardrobe.

Bedroom 3:
11' x 9'5 (3.35m x 2.87m)
Bedroom 4:

Bedroom 4:
9'5 x 9' (2.87m x 2.74m)
Vanity wash basin.

Bathroom:
Panelled bath with shower over. Low level WC. Pedestal wash basin.

Outside:
Front Garden laid to lawn. Driveway to the side with off street parking and Double Garage: 21'7 x 18'4 (6.60m x 5.59m) with twin up and over doors. Enclosed Rear Garden laid to lawn and patio. Personal door to Garage.

Tenure:
Freehold with Possessory Title

Council Tax:
Band D

Viewing:
Please contact our Joint Agents Charles Dickens Estate Agents 01278 445266 sales@charlesdickensestateagents.com

Conditions of Sale:
From the Solicitors:-

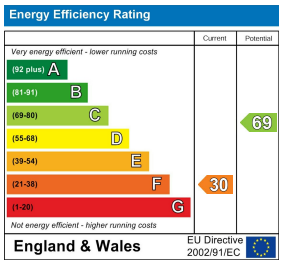
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Broadband & Mobile Coverage
Information on coverage is available at ofcom.org.uk

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. 78.4 sq. metres (843.7 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



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CHARTERED SURVEYORS
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Total area: approx. 136.5 sq. metres (1469.5 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.

















