



35 STROUD WAY

Weston Super Mare, BS24 7HJ

Auction Guide £140,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

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 15th July 2026 at 7:00pm

Guide Price: £140,000/£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.

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

* GARAGE & PARKING! * Located in a quiet cul-de-sac, on the edge of Weston Village resides this detached coach house, an ideal buy to let investment or first time buy! Comprising in brief, entrance hall, hallway with ample storage, 18FT x 17FT kitchen/living room, two good size bedrooms and bathroom. Also benefitting a good size garage with under-stair storage and off street parking. Requiring a few finishing touches and with no onward chain complications, we highly recommend a viewing at your earliest opportunity.

Situation

0.61 miles - Milton Train Station

1.72 miles - Junction 21 of the M5

0.68 miles - Herons Moor Academy

0.60 miles - Flowerdown Retail Park

Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	

PROPERTY DESCRIPTION

Entrance Hall

Front door opening into the entrance hall with consumer unit and stairs rising to;

Hallway

Double glazed window to rear, generous storage cupboard, airing cupboard housing the hot water tank and storage, loft access, radiator and doors to;

Kitchen/Living Room

18'7" x 17'3" (5.66m x 5.26m)

Dual aspect double glazed windows to front and rear, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, electric oven with four ring gas hob and extractor over, space and plumbing for washing machine and fridge/freezer, wall mounted and concealed boiler, three radiators, television and telephone points.

Bedroom One

11'11" x 10'5" (3.63m x 3.18m)

Double glazed window to front and radiator.

Bedroom Two

12'7" x 10'4" max measurements (3.84m x 3.15m max measurements)

Double glazed window to front, above stair storage cupboard and radiator.

Bathroom

6'8" x 6'2" (2.03m x 1.88m)

Obscure double glazed window to side, white suite comprising low level WC, hand wash basin with taps over and panelled bath with mains shower over and tiled surround, extractor and radiator.

Garage & Parking

19'4" x 8'5" (5.89m x 2.57m)

The garage has an up and over door to the front, power, lighting and a under-stair storage cupboard. Situated in front of the garage is an allocated parking space.

Leasehold Information

We have been advised there is an annual service charge of £1312.13 which is paid half yearly. The service charge includes building insurance, 'general maintenance', management fees and contribution-reserve. There is an annual ground rent of £297. There is the remainder of a 999 year lease which commenced in 2002.

Conditions Of Sale:

From the Solicitors:-

Wards Solicitors
168/170 High Street
Worle
Weston super Mare
BS22 6JD

Ref: Claire Blackman

Material Information

We have been advised the following;

Gas- Mains

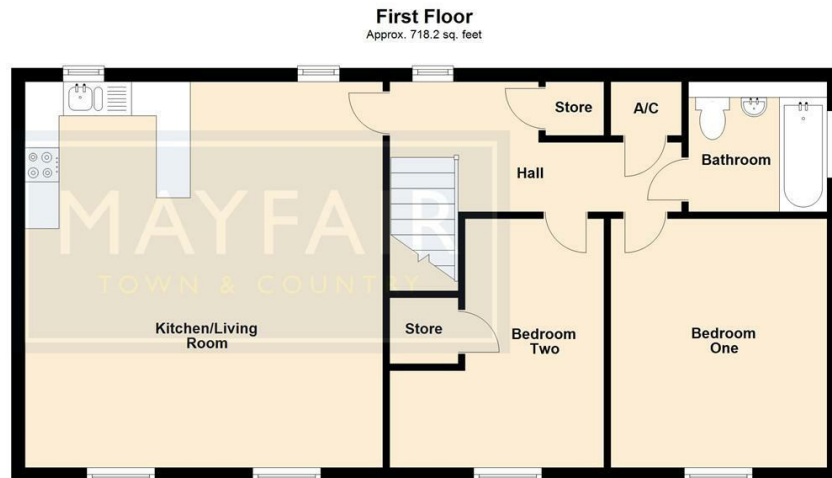
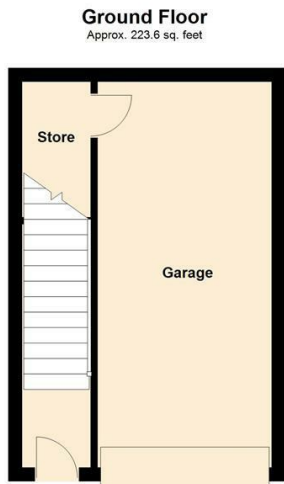
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

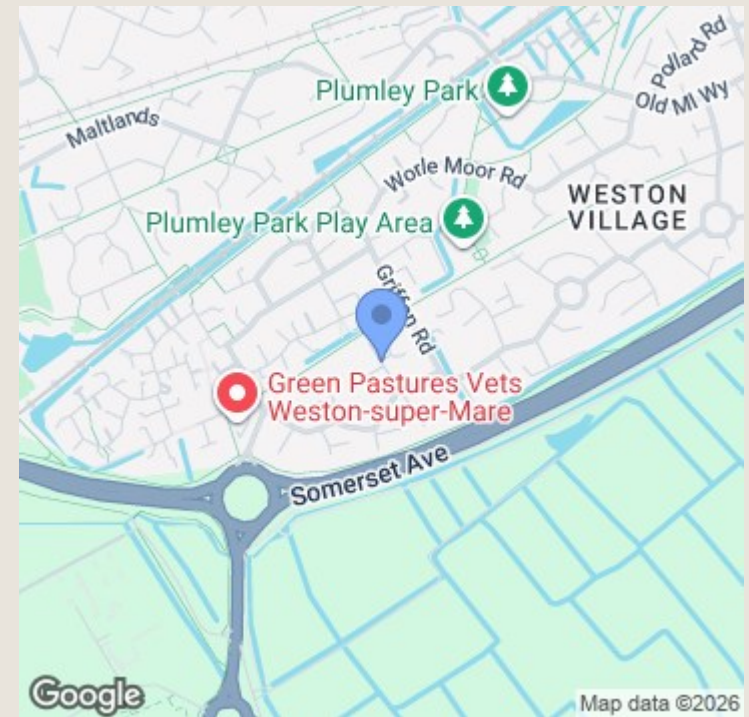
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



Total area: approx. 941.8 sq. feet

For illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 - Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

