

STEPHEN & CO.
Auctions
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**COACH HOUSE, REAR OF 87, MILTON ROAD,
WESTON-SUPER-MARE, BS23 2UU
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 15th July 2026 at 7:00pm

Guide Price: £150,000/£160,000

*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 £4,200.00 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

www.stephenand.co.uk

post@stephenand.co.uk



A Detached former Coach House which has been extensively renovated to create a truly unique 2 Bedroom Home set back from the road and standing in a large plot. The property has a refitted Kitchen and Shower Room, electric heating, double glazing, parking and a large garden. Conveniently located in Milton within 1.5 miles of the Town Centre, Sea Front and Railway Station and well placed for local amenities. An internal inspection is recommended.

Accommodation:
(with approximate measurements)

Entrance:
Ramp leading to front door.

Open Plan Lounge/Kitchen:
Kitchen Area: 8'9 x 6' (2.67m x 1.83m) Refitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Tiled splashback. Opening into Lounge Area: 13' x 11'8 max (3.96m x 3.56m max) Electric heater.

Bedroom 1:
13' x 10'2 max (3.96m x 3.10m max)
Electric heater.

Bedroom 2:
8'4 x 6'7 (2.54m x 2.01m)
Electric heater.

Shower Room:
Refitted with a corner cubicle and 'Triton' shower unit. Low level WC. Pedestal wash basin. Heated towel rail. Extractor.

Outside:
Shared drive from Milton Road leading to driveway and parking area laid to chippings. Large Garden laid to lawn.

Council Tax:
Subject to re-assessment.

Tenure:
Freehold. The sale includes two separate Titles.

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

EPC:
Exempt

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.



Total area: approx. 37.2 sq. metres (400.8 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.