

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



**47, UPPER CHURCH ROAD,
WESTON-SUPER-MARE, BS23 2DY
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: £180,000/£200,000

*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
www.stephenand.co.uk
post@stephenand.co.uk



A rare opportunity to acquire a substantial 3 storey Mid Terrace Victorian residence located just off the Sea Front and within 1 mile of the Town Centre, Railway Station and other amenities, offering flexible accommodation with potential for flat conversion, HMO, annexe, (subject to any necessary consents) or continued use as a private dwelling. The property has partial double glazing and central heating and will require modernisation.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Staircase to First Floor. Door to:-

Reception Room:
12'10 x 12'2 (3.91m x 3.71m)
Opening into:-

Reception Room:
14'4 x 14'2 (4.37m x 4.32m)
Door to front.

Reception Room:
15' x 9'9 (4.57m x 2.97m)
Door to Rear.

Boiler Room/Pantry:
Housing 'Worcester' gas fired boiler.

First Floor Landing:
Staircase to Second Floor.

Lounge:
18'9 x 14'4 (5.72m x 4.37m)
Ornate fire surround. Radiator. Coved ceiling and plate shelf.

Kitchen:
12'6 x 11'8 (3.81m x 3.56m)
Range of wall and base units with worksurfaces over.
Single drainer sink unit. Fitted oven and hob. Plumbing for a washing machine.

Bathroom:
Panelled corner bath. Wash basin. Corner shower cubicle. Tiled splashback. Radiator.

Separate WC:

Study:
9'10 x 8'9 (3.00m x 2.67m)
Radiator. Door to Rear.

Second Floor Landing:

Bedroom 1:
12'8 x 12'6 (3.86m x 3.81m)
Fitted wardrobe. Built-in cupboard. Shower cubicle.

Bedroom 2:
14'4 x 9'4 (4.37m x 2.84m)
Fitted wardrobes. Glimpses of Weston Bay.

Bedroom 3:
10'8 x 9' (3.25m x 2.74m)

Outside:
Rear Courtyard Garden with steps up to communal pedestrian access.

Tenure:
Freehold

Council Tax:
Band C

Conditions of Sale:
From the Solicitors:-

Powells
7-13 Oxford Street
Weston super Mare
BS23 1TE

Ref James King
01934 623501
jking@powellslaw.com

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 172.3 sq. metres (1854.8 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.



