

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



**7, APPLETREE COURT, WORLE,
WESTON SUPER MARE, BS22 6BA
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 26th March 2025 at 7:00pm

Guide Price: £90,000/£100,000

*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 charges may be payable and will be detailed 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 2 Bedroom Mid Terrace House located in a level position close to Queensway Shopping Centre and Worle Railway Station and well placed for access to the M5 at St Georges. The property requires modernisation throughout.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Lounge:
13'7 x 12'2 (4.14m x 3.71m)
Staircase to First Floor.

Kitchen:
12'2 x 9'6 (3.71m x 2.90m)

First Floor Landing:

Bedroom 1:
12'2 x 10' max (3.71m x 3.05m max)
Airing cupboard.

Bedroom 2:
12'2 x 6'7 (3.71m x 2.01m)

Bathroom:

Outside:
Enclosed Rear Garden. Tandem parking for two cars nearby.

Tenure:
Leasehold for an original term of 999 years from 1st January 1990, subject to an Annual Ground Rent (to be confirmed)

Council Tax:
Band B

Conditions of Sale:

From the Solicitors:-

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

Ref: Jenny Collins
01934 623501
jcollins@powellslaw.com

THE AUCTIONEERS ADVISE EXTREME CAUTION WHILE INSPECTING THE PROPERTY AND ACCEPT NO LIABILITY FOR LOSS OR INJURY DURING INSPECTION OF THE PROPERTY

Broadband & Mobile Coverage

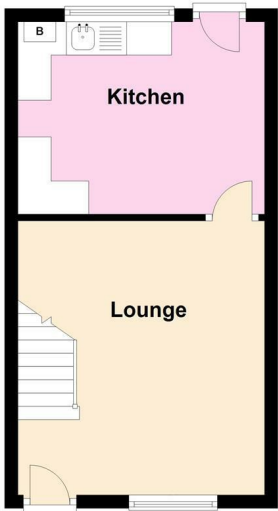
Information is available at checker.ofcom.org.uk

Data Protection:

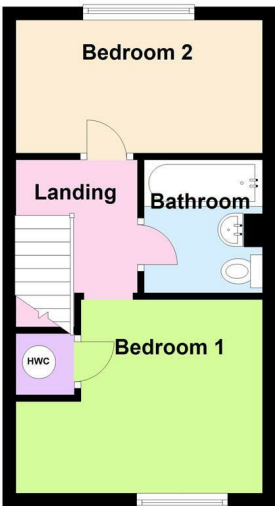
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared 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. 26.5 sq. metres (285.0 sq. feet)



First Floor
Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 53.0 sq. metres (570.0 sq. feet)

Floor plans are for illustrative purposes only and 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.