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Auctions
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**ESTATE AGENTS
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Established 1928



**7, ORCHARD ROAD,
HUTTON, WESTON-SUPER-MARE, BS24 9RX**
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 7th October 2026 at 7:00pm

Guide Price: £200,000/£220,000

*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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A 2 Bedroom Link-Detached Bungalow located in this highly sought after village on the outskirts of Weston. The property has gas central heating, double glazing, gardens and a garage, but will require modernisation throughout.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Entrance Porch with sliding door to:-

Hall:
Radiator. Airing cupboard. Access to loft space.

Lounge:
15'10 x 11'10 (4.83m x 3.61m)
Tiled fireplace with gas fire. Radiator. TV point.

Kitchen:
16' x 9'6 (4.88m x 2.90m)
Wall and base units. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. 'Worcester' gas fired boiler providing central heating. Radiator. Door to:-

Rear Porch:
Doors to Garden and personal door to Garage.

Bedroom 1:
11' x 9'10 (3.35m x 3.00m)
Radiator.

Bedroom 2:
12'4 x 8'5 (3.76m x 2.57m)
Radiator. Built-in wardrobe cupboard. Wash basin.

Shower Room:
Walk-in double cubicle. Low level WC. Pedestal wash basin. Radiator.

Outside:
Front Garden laid mainly to chippings. Driveway with off street parking to Garage: 16' x 7'10' (2.08m x 2.39m) with electronic door, power and light. Personal door to rear. Enclosed Rear Garden laid to lawn.

Tenure:
Freehold

Council Tax:
Band D

Conditions of Sale:
From the Solicitors:-

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

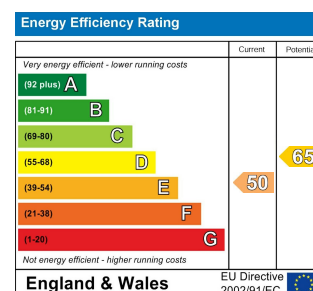
Ref: James King
jking@powellslaw.com
01934 623501

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

Data Protection:

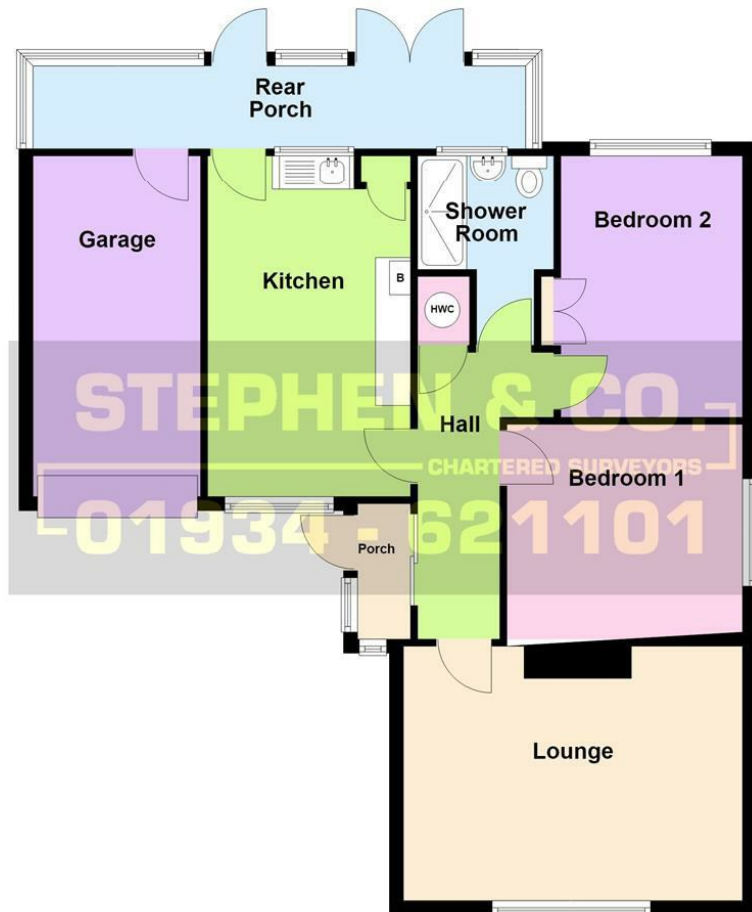
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared 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. 87.4 sq. metres (940.6 sq. feet)



Total area: approx. 87.4 sq. metres (940.6 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.



