STEPHEN & CO.
Auctions
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

13, OLD BRISTOL ROAD, WORLE, WESTON-SUPER-MARE, BS22 6DA

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: £150,000/£175,000

***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

The Property Ombudsman

A 3 Bedroom Semi Detached House located in a level position close to Worle High Street and with good access to the M5 Motorway, Worle Railway Station and the Queensway Shopping Centre. Standing in large gardens with a tandem garage and off street parking the property requires modernisation and refurbishment throughout.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Staircase to First Floor.

Lounge:
11'7 x 11'5 (3.53m x 3.48m)
Bay window.

Dining Room:
12'4 x 11'7 (3.76m x 3.53m)
Fireplace.

Kitchen:
8' x 6' (2.44m x 1.83m)
Door to Lean to.

First Floor Landing:

Bedroom 1:
11'7 x 11'5 (3.53m x 3.48m)

Bedroom 2:`
12'4 x 11'7 (3.76m x 3.53m)

Bedroom 3:
7' x 6' (2.13m x 1.83m)

Bathroom:

Outside:
Front Garden laid to lawn. Driveway with off street parking to Tandem Double Garage with up and over door. Large overgrown Rear Garden.

Tenure:
Freehold.

Council Tax:
Band C

Viewing:
Strictly by Appointment. THE AUCTIONEERS ADVISE EXTREME CAUTION WHILE INSPECTING THE PROPERTY AND ACCEPT NO LIABILITY FOR LOSS OR INJURY DURING INSPECTION OF THE PROPERTY OR GROUNDS

Condition of Sale:
From the Solicitors:-

John Hodge Solicitors
10/11 Morston Court
Aisecome Way
Weston super Mare
BS22 8NG

Ref: James Gass
01934 410910
james.gass@johnhodge.co.uk

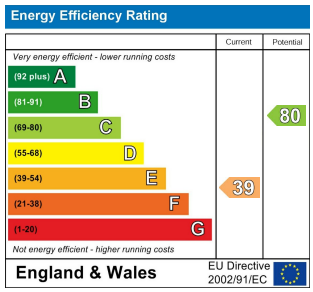
Contents:
Any items remaining in the property or outbuildings on completion will be the responsibility of the purchaser to clear.

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.

STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.