

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



**4, MILTON ROAD,
WESTON-SUPER-MARE, BS23 2SB
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 9th July 2025 at 7:00pm

Guide Price: £160,000/£180,000

*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

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A 3 Bedroom End Terrace House located in a convenient central position well placed for the Town Centre, Sea Front, Railway Station and other amenities. The property requires modernisation but offers potential to create a lovely family home or HMO (subject to obtaining any necessary consents).

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Understairs cupboard. Staircase to First Floor.

Lounge:
16'10' x 12'2 (5.13m x 3.71m)
Radiator. Coved ceiling.

Sitting Room:
12'10 x 7' (3.91m x 2.13m)
Radiator.

Dining Room:
12'10 x 11'5 (3.91m x 3.48m)
Radiator.

Kitchen:
20'9 x 7'6 (6.32m x 2.29m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Radiator. Door to Garden.

First Floor Landing:
Radiator. Telephone point. Access to loft space.

Bedroom 1:
12'4 x 12' (3.76m x 3.66m)
Door to:-

En Suite Bathroom:
Corner bath. Pedestal wash basin. Low level WC. Tiled splashback. Radiator. Extractor. Airing cupboard housing gas fired boiler providing central heating and hot water.

Bedroom 2:
12'10 x 10'8 max (3.91m x 3.25m max)

Bedroom 3:
12'9 x 7' max (3.89m x 2.13m max)

Bathroom:
Coloured suite with panelled bath with shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:
Front Garden. Enclosed Courtyard Garden. Workshop and Store.

Tenure:
Freehold.

Council Tax:
Band C

Conditions of Sale:
From the Solicitors:-

Wards Solicitors
195/197 High Street
Worle
Weston super Mare
BS22 6JS

Ref: Claire Blackman
01934 428811
worle@wards.uk.com

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.

