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**ESTATE AGENTS
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Established 1928



**6, SILVER STREET,
BRIDGWATER, TA6 3EG**

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 5th July 2023 at 7:00pm

Guide Price: £250,000

*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

NB. Deposits can only be paid by Personal Cheque or Banker's Order

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A substantial Grade 2 Listed End Terrace property located in the centre of Bridgwater, close to the Town Centre and other amenities. The property is a part let investment opportunity arranged as 5 flats.

Accommodation:

(with approximate measurements)

Flat A (First Floor):

Shared Porch with door to Hallway and staircase to:-

First Floor Landing:

Airing cupboard.

Lounge:

15' x 13'2 (4.57m x 4.01m)

TV point. Electric heater. Opening into:-

Kitchen:

10'7 x 9' (3.23m x 2.74m)

Wall and base units. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine and dishwasher.

Bedroom:

15' x 9'8 (4.57m x 2.95m)

Electric heater.

Bathroom:

Corner bath. Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback.

Flat B (Ground Floor):

Front door to:-

Kitchen/Diner:

14'0" x 12'0" max (4.27m x 3.66 max)

Wall and base units. Single drainer sink unit. Fitted oven and hob. Tiled splashback. Electric heater.

Inner Hall:

Lounge:

15'3 x 13'9 (4.65m x 4.19m)

Feature fireplace. Electric heater. TV point.

Inner Hall:

Airing cupboard and door to:-

Shower Room:

Shower cubicle Low level 'Saniflow' WC. Wash basin. Tiled splashback. Heated towel rail.

Bedroom:

15' x 7'9 (4.57m x 2.36m)

Electric heater.

Flat C (First Floor):

Shared Entrance with internal staircase to First Floor. Door to:-

Hall:

Electric heater.

Bedsitting Room:

15' x 13'8 (4.57m x 4.17m)

TV point. Electric heater. Built-in store cupboard.

Kitchen:

12'6 x 6'2 (3.81m x 1.88m)

Wall and base units. Sink unit. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Electric heater.

Bathroom:

Panelled bat. Low level WC. Wash basin. Heated towel rail. Airing cupboard. Linen cupboard.

Flat D (First Floor):

Shared Entrance with internal staircase to First Floor. Door to:-

Hall:

Store cupboard.

Bedsitting Room:

16'4 x 10'9 (4.98m x 3.28m)

Electric heater.

Kitchen:

15' x 6'10 (4.57m x 2.08m)

Wall and base units. Sink unit. Cooker point. Under eaves recess.

Bathroom:

Panelled bath. Wash basin. Low level WC

Flat E (Ground Floor - newly refurbished)

Private Entrance with front door to Entrance Vestibule with store cupboard off. Opening into:-

Refitted Kitchen:

15'3 x 9'10 (4.65m x 3.00m)

Wall and base units. 1.5 bowl single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Electric heater. Airing cupboard.

Lounge:

17' x 12' max (5.18m x 3.66m max)

Electric heater. TV point. Meter cupboard.

Bedroom 1:

15'3 x 8'8 max (4.65m x 2.64m max)

Electric heater.

Bedroom 2:

10' x 6'6 (3.05m x 1.98m)

Electric heater.

Refitted Shower Room:

Shower cubicle. Low level WC. Wash basin. Heated towel rail.

Tenure:

Freehold, subject to the 99 year lease of 6a from 28th February 1991.

EPC Ratings:

6a: 'F' (37)

6b: 'E' (49)

6c: 'D' (62)

6d: 'E' (53)

6e: 'E' (39)

Council Tax:

Each flat is individually in Band A.

Tenancies:

6a: Let on an AST. Rent £455 per calendar month

6b: Let on an AST. Rent £455 per calendar month

6c: Let on an AST. Rent £455 per calendar month

6d: Vacant

6e: Vacant

Conditions of Sale:

From the Solicitors-

Rubric Law

One Temple Quay,

Bristol,

BS1 6DZ

Ref: Asif Moghal

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Viewing:

By appointment with our Joint Agents Charles Dickens Estate Agents 01278 445266

Consumer Protection from Unfair Trading Regulation

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.



