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**33, GEORGE STREET,  
WESTON-SUPER-MARE, BS23 3AT  
FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve and Conditions of Sale) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB  
on Wednesday 8th October 2025 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 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](http://www.stephenand.co.uk)**  
**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



A 3 Bedroom Semi Detached House located in a central position, well placed for the Town Centre, Sea Front and Railway Station. The property is offered for the first time in around 50 years and has gas central heating, double glazing and an enclosed garden. Requiring some modernisation the property would make an ideal family, home buy to let or HMO (subject to obtaining and necessary consents)

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to Entrance Porch with door to side alleyway to Rear Garden and door to:-

**Hall:**  
Staircase to First Floor.

**Lounge:**  
16'3 x 10'3 (4.95m x 3.12m)  
Bay window. 2 radiators. Fire surround. TV point. Moulded ceiling.

**Dining Room:**  
13' x 12'10 (3.96m x 3.91m)  
Fire surround. 2 radiators. Understairs cupboard.

**Kitchen:**  
14'8 x 8' (4.47m x 2.44m)  
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Radiator. 'Vaillant' gas fired boiler providing central heating and hot water. Double glazed door to Rear Garden.

**First Floor Landing:**  
16'0" x 13'3" (4.88m x 4.06m)  
2 radiators. Linen cupboard. Access via a fold down ladder to Loft Room: 16' x 13'4 (4.88m x 4.06m) with window and sloping ceilings, offering potential to create further accommodation/hobby room (subject to obtaining and necessary consents).

**Bedroom 1:**  
16' x 10'4 (4.88m x 3.15m)  
Fitted wardrobes. Radiator.

**Bedroom 2:**  
13'2 x 10'10 max (4.01m x 3.30m max)  
Fitted wardrobes. Radiator. TV point.

**Bedroom 3:**  
9'3 x 8'4 max (2.82m x 2.54m max)  
Radiator.

**Bathroom:**  
Panelled bath with mixer shower over. Vanity wash basin. Corner shower cubicle. Heated towel rail. Tiled splashback.

**Separate WC:**

**Outside:**  
Front Garden. Pedestrian access to enclosed Rear Garden laid to lawn with patio and borders. Summerhouse with power. Small greenhouse. Outside WC.

**Tenure:**  
Freehold.

**Council Tax:**  
Band B

**Conditions of Sale:**  
From the Solicitors:-

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

Ref: James King  
01934 623501  
jking@powellslaw.com

**Historical Note:**  
There is a Blue Plaque on the property stating that The Earl Alexander of Hillsborough, First Lord of the Admiralty during World War 2, was born at the property in 1885

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://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](http://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.





Total area: approx. 113.9 sq. metres (1226.5 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.





