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Auctions
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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**10, EDWARD STREET,
BRIDGWATER, TA6 5EU**
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: £100,000/£130,000

*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

13 Waterloo Street, Weston super Mare, BS23 1LA

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Located on the eastern side of Bridgwater within 1/4 mile of the Town Centre, Railway Station and other amenities. A 3 Bedroom End Terrace House with double glazing,, gas central heating and courtyard garden.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Entrance Vestibule with further door to:-

Hall:
Staircase to First Floor.

Lounge:
11'9 x 11'6 (3.58m x 3.51m)
Radiator.

Dining Room:
15'4 x 11'10 (4.67m x 3.61m)
Radiator; Understairs recess.

Kitchen:
11'11 x 7' (3.63m x 2.13m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Radiator. 'Ideal' gas fired boiler providing central heating and hot water. Rear Lobby with doors to Garden and to:-

Bathroom:
Panelled bath with 'Mira' shower over. Low level WC. Pedestal wash basin, Radiator.

First Floor Landing:

Bedroom 1:
15'5 x 11'7 (4.70m x 3.53m)
Radiator. Built-in wardrobe cupboard with access to the loft space.

Bedroom 2:
12' x 7'6 (3.66m x 2.29m)
Radiator.

Bedroom 3:
9'1 x 7'6 (2.77m x 2.29m)
Radiator.

Outside:
Rear Courtyard Garden with flower bed and timber shed.

Council Tax:
Band A

Tenure:
Leasehold for an original term of 300 years from 1861, subject to an Annual Ground Rent of £1.70. The rent has not been paid for many years and we are advised that the seller will provide an Indemnity Policy.

Conditions of Sale:
From the Solicitors:-

Amicus Law
31 North Street
Martock
TA12 6DH

01935 822572
Ref: Andrea Parsons
andrea.parsons@amicuslaw.co.uk

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

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

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.



Total area: approx. 87.4 sq. metres (941.0 sq. feet)

Floor plans are for illustrative purposes only and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	