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Auctions
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**ESTATE AGENTS
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Established 1928



**21, CLIFTON ROAD,
WESTON SUPER MARE, BS23 1BJ**
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: £220,000/£230,000

*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 Semi Detached property arranged as two 1 Bedroom Flats located within a Conservation Area, just off the Sea Front and within 1 mile of the Town Centre. The property has gas central heating, double glazing and a large Rear Garden. Ideal for Buy to Let investors or for home and income.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall with doors to each flat.

Ground Floor Flat:

Hall:
Radiator. Understairs cupboard with 'Ideal' gas fired boiler providing central heating and hot water.

Lounge:
13'10 x 10'9 (4.22m x 3.28m)
Bay window. Fire surround. Radiator. TV and telephone points.

Bedroom:
13'2 x 10'9 (4.01m x 3.28m)
Fire surround. Radiator.

Kitchen:
11'8 x 10'3 (3.56m x 3.12m)
Refitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Radiator.

Rear Lobby:
Double glazed door to Rear Garden.

Bathroom:
Panelled bath with mixer shower and screen over. Low level WC. Wash basin. Heated towel rail. Extractor.

Utility Room:
Plumbing for a washing machine. Radiator.

Outside:
Small Front Garden. Side access to large Rear Garden laid to lawn with patio.

First Floor Flat:
Staircase rising to First Floor.

Landing:
Store cupboard with 'Baxi' gas fired boiler providing central heating and hot water.

Lounge:
13'10 x 11' (4.22m x 3.35m)
Bay window. Radiator. Fire surround.

Bedroom:
13'2 x 11' (4.01m x 3.35m)
Radiator.

Bathroom:
Panelled bath with shower over. Low level WC. Wash basin.

Kitchen:
11'8 x 10' (3.56m x 3.05m)
Refitted with a range of wall and base units with worksurfaces over. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Radiator.

Tenure:
Freehold.

Council Tax:
GFF: Band A
FFF: Band A

EPC Ratings:
GFF: 'D' (62)
FFF: 'D' (61)

Conditions of Sale:
From the Solicitors:-

Berry Redmond Gordon & Penney LLP
50 Boulevard
Weston super Mare
BS23 1NF

Ref: Chris Georgiou
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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.



Total area: approx. 118.8 sq. metres (1278.4 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.



