

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



**43, OTTAWA ROAD,
WESTON-SUPER-MARE, BS23 4PR**
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 3rd December 2025 at 7:00pm

Guide Price: £50,000/£60,000

*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 purpose built 2 Bedroom ex local authority Ground Floor Flat of Non-Standard Construction, with gas central heating and double glazing located on the southern outskirts of weston close to the College and Hospital. The property requires modernisation.

Accommodation:
(with approximate measurements)

Entrance:
Front door with secure entry system to Communal Hall. Door to:-

Hall:
Radiator. Store cupboard.

Lounge:
16'9 x 11' (5.11m x 3.35m)
Radiator. TV and telephone points.

Kitchen:
9'2 x 7'10 (2.79m x 2.39m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Tiled splashback. Radiator. 'Ideal' gas fired boiler providing central heating and hot water.

Bedroom 1:
14'10 x 9'3 (4.52m x 2.82m)
Radiator. Built-in wardrobe cupboard. Telephone point.

Bedroom 2:
12'9 x 8'4 (3.89m x 2.54m)
Radiator.

Bathroom:
Panelled bath with 'Triton' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Freeholder's Comment:
...this is a flat in a 'Cornish Unit' type of construction block. Many years ago, we carried out works to provide external wall insulation with a rendered finish. It has not had a licensed repair.

Tenure:
Leasehold for an original term of 125 years from 28th November 1983, subject to a £10 Annual Ground Rent.

Service Charge:
£786.76 per annum

Council Tax:
Band A

Conditions of Sale:
From the Solicitors:-

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

Ref: Jenny Collins
01934 623501
jcollins@powellslaw.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.

