

**STEPHEN & CO.]**  
*Auctions*  
**01934 - 621101**

**ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT**  
Established 1928



**28, BURNHAM DRIVE, BLEADON HILL  
WESTON-SUPER-MARE, BS24 9LF  
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 7th October 2026 at 7:00pm

Guide Price: £220,000/£240,000

\*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 fees may be applicable and will be included 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 Detached Bungalow standing in a large corner plot in this popular elevated position on the southern outskirts of Weston super Mare. The accommodation includes gas central heating, double glazing and a garage. The property requires modernisation throughout and offers potential to extend and improve, (subject to obtaining any necessary consents)

**Accommodation:**  
(with approximate measurements)

**Entrance**  
Upvc front door to Entrance Porch with further door to:-

**Lounge/Diner:**  
20' x 20'2 max (6.10m x 6.15m max)  
L-shaped. 2 radiators. TV point. Door to:-

**Kitchen:**  
13' x 8' (3.96m x 2.44m)  
Single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point. Radiator. Gas fired boiler. Meter cupboard. Door to Rear Garden.

**Inner Hall:**  
Airing cupboard. Radiator. Access to loft space via a fold down ladder.

**Bedroom 1:**  
15'6 x 11' (4.72m x 3.35m)  
Radiator.

**Bedroom 2:**  
15'6 x 8' (4.72m x 2.44m)  
Radiator. Sliding patio doors to Rear Garden.

**Bedroom 3:**  
9'9 x 8' (2.97m x 2.44m)  
Radiator.

**Bathroom:**  
Panelled bath. Wash basin. Radiator.

**Separate WC:**

**Outside:**  
Th property stands in a large corner plot. Front & Side Gardens with paved patio and mixed beds and borders. Driveway to Garage:: 17' x 13'4 (5.18m x 4.06m) with up and over door, power and light. Personal door to large enclosed Rear Garden.

**Tenure:**  
Freehold

**Council Tax:**  
Band E

**Conditions of Sale:**  
From the Solicitors: \_

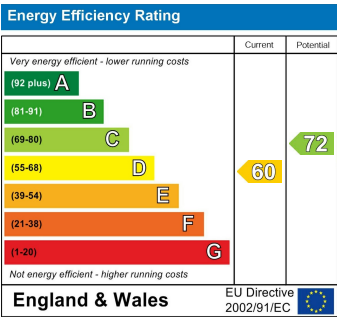
MJV Solicitors  
4 Bispham Road  
Thornton-Cleveleys  
FY5 1DG

Ref: Eden Goldie  
Eden.Goldie@mjvlaw  
01253 858231

**Broadband & Mobile Coverage**  
Information on coverage is available at ofcom.org.uk

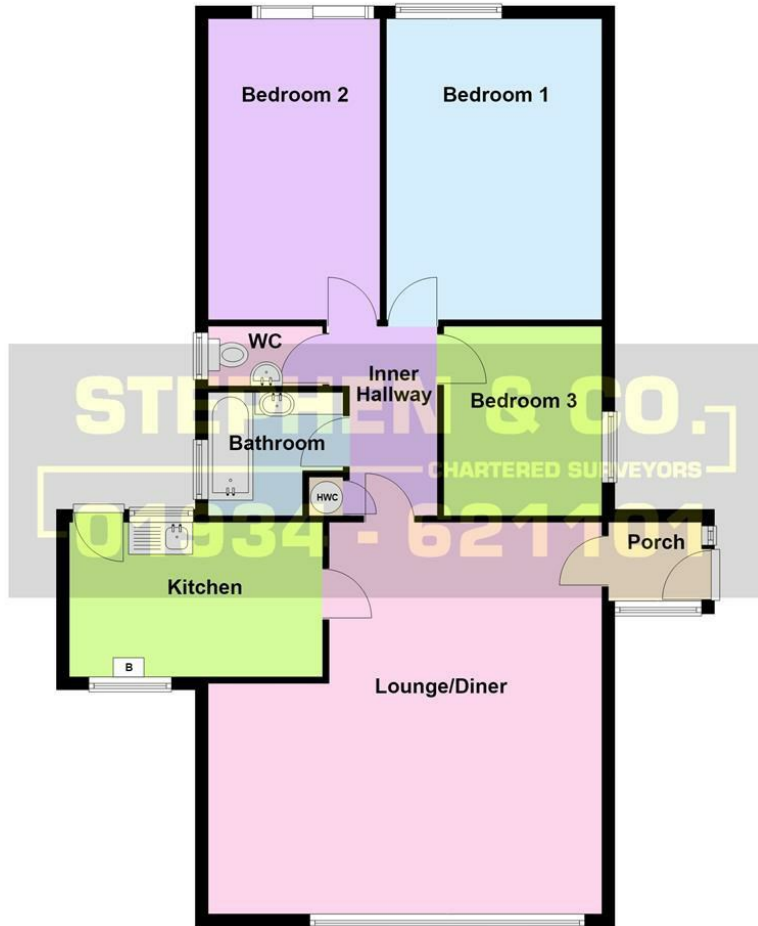
**Data Protection:**  
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but 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.



## Ground Floor

Approx. 93.2 sq. metres (1002.7 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 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.



