

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



**FLAT 3, 34, ST. PAULS ROAD,
WESTON-SUPER-MARE, BS23 4AD
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 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 1 Bedroom First Floor Flat located within a Conservation Area in the South Ward of Weston, close to Clarence Park with the Sea Front beyond. The property has double glazing, but will require modernisation.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall shared with one other flat. Internal staircase rising to First Floor with door to:-

Hall:
Airing and cloaks cupboards.

Lounge:
14'3 x 11'10 max (4.34m x 3.61m max)
Night storage heater.

Kitchen:
14'3 x 6'6 (4.34m x 1.98m)
Base cupboards. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine.

Bedroom:
14'3 x 10'7 (4.34m x 3.23m)
Bay window. Electric heater.

Shower Room:
Corner cubicle with 'Mira' shower unit. Low level WC. Wash basin. Tiled splashback. Heated towel rail. Tiled splashback. Electric wall heater. Extractor.

Tenure:
Leasehold for an original term of 999 years from 16th March 2007. We are advised that there is an absentee Freeholder.

Council Tax:
Band A

Conditions of Sale:
From the Solicitors:-

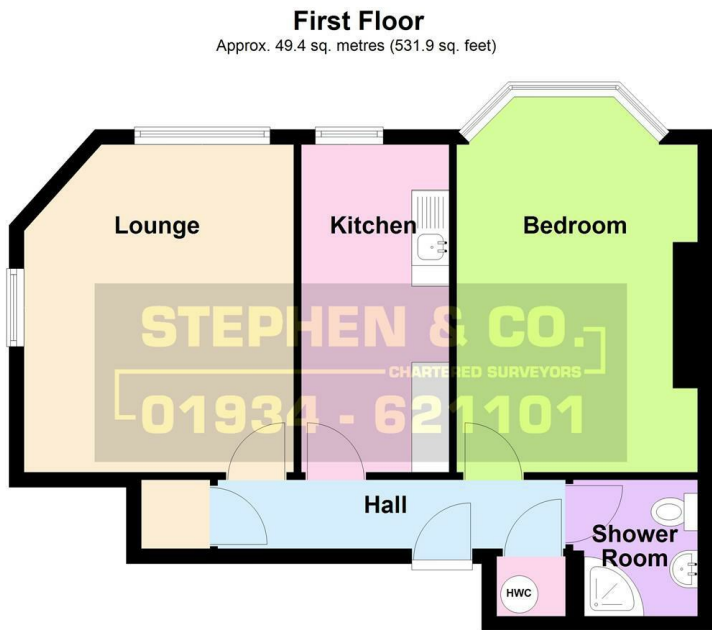
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Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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. 49.4 sq. metres (531.9 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.

