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Auctions
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**ESTATE AGENTS
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Established 1928



**3B, CLARENDON ROAD,
WESTON-SUPER-MARE, BS23 3EE
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: £80,000/£90,000

*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 2 Bedroom Ground Floor Flat located in a convenient central position within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities. The property has gas central heating and double glazing (except to the Kitchen), but will benefit from some upgrading.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall with further door to:-

Hall:
Radiator. Understairs storage.

Lounge:
13'2 x 11'9 (4.01m x 3.58m)
Bay window. Radiator. TV and telephone point.

Kitchen:
13'3 x 11'8 (4.04m x 3.56m)
Range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with stainless steel splashback. Plumbing for a washing machine. Tiled splashback. Radiator. 'Vaillant' gas fired boiler providing central heating and hot water.

Inner Hall:
Radiator.

Bedroom 1:
9' x 8'9 (2.74m x 2.67m)
Radiator.

Bedroom 2:
8'9 x 6'4 (2.67m x 1.93m)
Radiator.

Bathroom:
Panelled bath with mixer shower over. Low level WC. Wash basin. Tiled splashback. Radiator. Heated towel rail.

Outside:
Paved Front Garden.

Tenure:
Leasehold for an original term of 999 years from 23rd September 1998, subject to an Annual Ground Rent of £10.

Maintenance:
Half share of external maintenance.

Council Tax:
Band A

Conditions of Sale:
From the Solicitors:-

Wards Solicitors
168-170 High Street
Worle
Weston super Mare
BS22 6JD

Ref: Claire Blackman
01934 428811
worle@wards.uk.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.

