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**FLAT 1, 5, Highbury Parade, Highbury Road,
Weston Super Mare, BS23 2DW
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 4th March 2026 at 7:00pm

Guide Price: £170,000/£190,000

*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.

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 particularly spacious Ground Floor Flat, one of three converted from this impressive detached property. Located in a Conservation Area in this sought after elevated position above the Sea Front and within 1 mile of the Town Centre. The property includes 2 double bedrooms (1 en suite), gas central heating, double glazing and an enclosed garden.

Accommodation:
(with approximate measurements)

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

Hall:
Radiator.

Lounge:
14'3 x 14' (4.34m x 4.27m)

Wide bay window with glimpses of Weston Bay. Fire surround with electric fire. 2 radiators. TV and telephone points.

Kitchen/Breakfast Room:
13'6 x 12'8 max (4.11m x 3.86m max)

Fitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Range-style oven. Integrated fridge/freezer. Plumbing for a washing machine. Tiled splashback. radiator. 'Baxi' gas fired boiler providing central heating and hot water. Double glazed door to Garden.

Bedroom 1:
15'6 x 12'9 max (4.72m x 3.89m max)
Radiator. TV point. Extractor. Door to:-

En Suite:
Double shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Bedroom 2:
14' x 13'6 (4.27m x 4.11m)
2 radiators. Extractor.

Bathroom:
Panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:
Area of Front Garden laid to chippings. Gated side access to enclosed Rear Garden laid mainly to chippings with patio.

Tenure:

Leasehold for an original term of 999 years from 1st January 2007

Maintenane:

1/3 share of external maintenance.

Council Tax:

Band B

Conditions of Sale:

From the Solicitors:-

Berry Redmond Gordon & Penney. LLP
10 Woodborough Road
Winscombe
BS25 1AA

Ref: Bronwyn Roberts
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01934 842811

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	