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*Auctions*  
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**ESTATE AGENTS  
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Established 1928



**FLAT 1, 2, GORDON ROAD,  
WESTON-SUPER-MARE, BS23 3BD  
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 15th July 2026 at 7:00pm

Guide Price: £70,000/£80,000

\*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 1 Bedroom Ground Floor Flat located in a central position within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities. The property requires modernisation but includes gas central heating, double glazing a private garden and parking space.

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to Communal Hall. Door to:-

**Hall:**  
Walk-in cloaks cupboard. Radiator.

**Lounge:**  
12'7 x 11'10 (3.84m x 3.61m)  
Bay window. Radiator.

**Kitchen:**  
8'6 x 8'2 (2.59m x 2.49m)  
Wall and base unit with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Radiator. Upvc door to Rear Garden.

**Bedroom:**  
12' x 11'9 (3.66m x 3.58m)  
Radiator. Cupboard housing gas fired boiler providing central heating and hot water. Door to:-

**Shower Room:**  
Cubicle with 'Triton' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

**Outside:**  
Designated parking space at the front of the property. Enclosed private garden laid to chippings.

**Tenure:**  
Leasehold for an original term of 999 years from 29th September 1988, subject to a £25 Annual Ground Rent.

**Council Tax:**  
Band A

**Conditions of Sale:**  
From the Solicitors

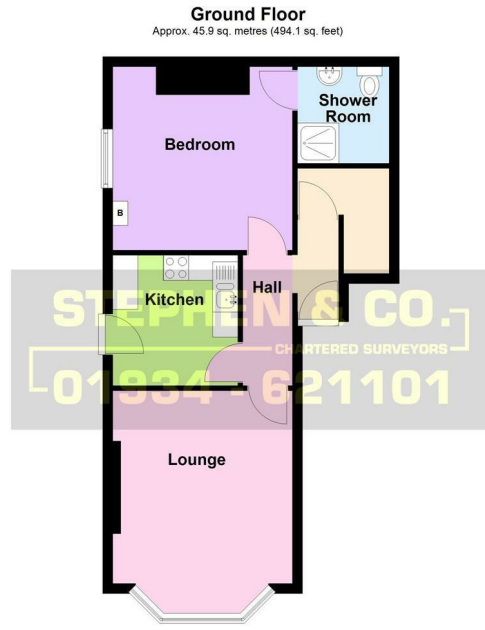
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**Broadband & Mobile Coverage**  
Information on coverage is available at ofcom.org.uk

**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.



Total area: approx. 45.9 sq. metres (494.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	