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Auctions
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**ESTATE AGENTS
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**GROUND FLOOR FLAT, 27, GRAHAM ROAD,
WESTON-SUPER-MARE, BS23 1YA**

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 20th May 2026 at 7:00pm

Guide Price: £190,000/£210,000

*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 making up the whole ground floor of this impressive Victorian detached property located within a Conservation Area in this convenient central position close to the Town Centre, Sea Front, Railway Station and other amenities. The property offers flexible accommodation with gas central heating, double glazing to the majority of windows, 3 double bedrooms, 2 reception rooms, cellar rooms, gardens and parking as well as original features including high ceilings, ornate coving and deep skirting boards. An internal inspection is recommended.

Accommodation:
(with approximate measurements)

Entrance:
Upvc front door to Entrance Vestibule with radiator and ornate coving. Further part glazed door to:-

Hall:
Radiator. Telephone point. Ornate coving.

Lounge:
16' x 13'10 (4.88m x 4.22m)
Wide bay window. Tiled fireplace with timber surround. Radiator. TV point. Ornate coving.

Inner Hall:
Door and access to Cellar Storage with power and light.

Dining Room:
10'10 x 10'4 (3.30m x 3.15m)
Radiator. Double glazed doors to Conservatory. Opening into:-

Kitchen:
11'5 x 11'2 (3.48m x 3.40m)
Fitted with a range of wall and base units with worksurfaces over. Double bowl single drainer sink unit. Fitted oven and 5-ring hob with stainless steel splashback and extractor hood over. Breakfast bar. Tiled splashback. Radiator. Double glazed door to:-

Conservatory:
19'5 x 8' (5.92m x 2.44m)
(single glazed) Double glazed doors to Rear Garden. Door to:-

Utility Room:
8' x 4'9 (2.44m x 1.45m)
Low level WC. wash basin. Worksurface with plumbing for a washing machine under.

Bedroom 1:
13'8 x 12'10 (4.17m x 3.91m)
Bay window. Fitted wardrobe. Radiator. TV point. Ornate coving.

Bedroom 2:
14'10 x 14'2 (4.52m x 4.32m)
Radiator. Ornate coving.

Bedroom 3:
14'2 x 14' (4.32m x 4.27m)
Shower cubicle with 'Triton' shower unit. Wash basin. Radiator. TV and telephone points. Cupboard housing 'Glow Worm' gas fired boiler providing central heating and hot water.

Bathroom:
Panelled bath with mixer shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

Outside:
Driveway with off street parking and mixed borders. Garage: 20'3 x 8'10 (6.17m x 2.69m) requiring refurbishment. Enclosed Rear Garden backing onto the Tennis Club. Laid mainly to lawn with patio and mixed beds and borders. Outside tap.

Tenure:
Leasehold for an original term of 999 years from 1st January 1993, subject to a peppercorn Annual Ground Rent

Maintenance:
We are advised that there is a maintenance charge of 1/3 of external maintenance and 1/2 of insurance for the building.

Council Tax:
Band C

Conditions of Sale:
From the solicitors:-

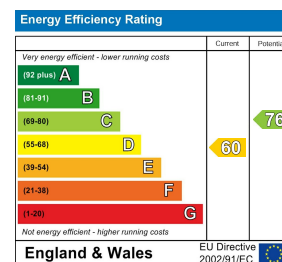
Powells Solicitors
7-13 Oxford Street
Weston super Mare
BS23 1TE

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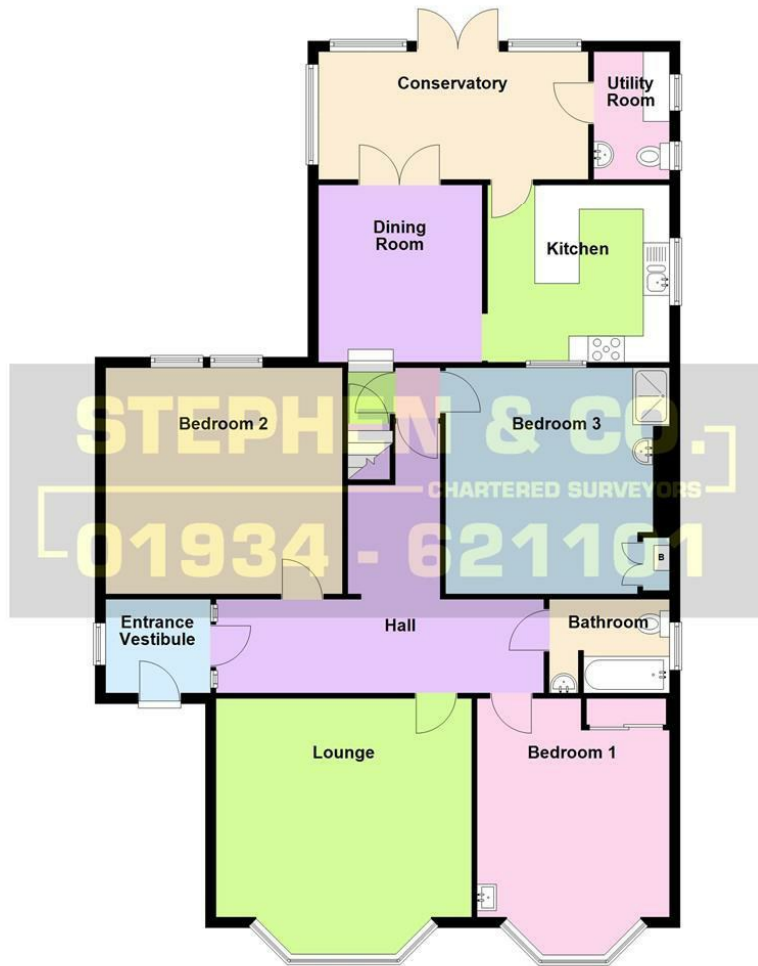
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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.



Ground Floor
Approx. 145.1 sq. metres (1561.9 sq. feet)



Total area: approx. 145.1 sq. metres (1561.9 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.



