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Auctions
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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**FLAT 3, FAIRWAYS, 15 UPHILL ROAD NORTH,
WESTON-SUPER-MARE, BS23 4NB
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: £120,000/£130,000

*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 double Bedroom Purpose Built Ground Floor Apartment located within a Conservation Area in a level position opposite Weston Golf Course. Weston Town Centre lies within 2 miles and the property is well placed for the Sea Front, bus services, parks and other amenities. The property offers spacious accommodation with gas central heating, double glazing, patio garden and a garage.

Accommodation:
(with approximate measurements)

Entrance:
Front door with secure entry system to Communal Hall with lift and internal staircase to Upper Floors. Door to:-

Hall:
Radiator. Cloaks cupboard. Walk-in store cupboard. Entry phone. Telephone point.

Lounge/Diner:
21'5 x 11'3 max (6.53m x 3.43m max)
Fire surround with electric fire. Radiator. TV point. Sliding patio doors to small Patio Garden.

Kitchen:
8' x 7'3 (2.44m x 2.21m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Integrated dishwasher. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback.

Bedroom 1:
17'5 x 11' (5.31m x 3.35m)
Range of fitted wardrobes and dressing table. Radiator.

Bedroom 2:
14' x 11'3 (4.27m x 3.43m)
Fitted double wardrobe. Airing cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water. Radiator.

Shower Room:
Double cubicle. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

Outside:
Area of Patio Garden for the use of Flat 3. Single Garage with up and over door located in a block at the rear with access from Charlton Road.

Council Tax:
Band B

Tenure:
Leasehold for an original term of 999 years from 25th March 1981, subject to a £25 Annual Ground Rent.

Service Charge:
£2,400.00 per annum

NB. We are advised that pets are not allowed

Conditions of Sale:
From the Solicitors:-

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

Ref: Jenny Collins
01934 623501
jcollins@powellslaw.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.

