

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**5 LINKS COURT, MOORLAND ROAD,
WESTON-SUPER-MARE, BS23 4HN
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: £95,000/£100,000

*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

www.stephenand.co.uk

post@stephenand.co.uk



Located in the South Ward close to the Sea Front and Golf Course and approximately 1.5 miles from the Town Centre, Railway Station etc. A 2 Bedroom Purpose Built Second Floor Freehold Flat with views over the Golf Course towards Weston Bay. The property has been recently refurbished and will be ideally suited for a buy to let investment

Accommodation:
(with approximate measurements)

Entrance:
Front door to Communal Hall with internal staircase to Second Floor. Door to:-

Hall:
Electric heater. Airing cupboard.

Lounge:
17' x 13'5 max (5.18m x 4.09m max)
Dual aspect windows with views over the Golf Course towards Weston Bay. Electric heater. TV and telephone points.

Kitchen:
13'5 x 9'2 (4.09m x 2.79m)
Refitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Breakfast bar. Electric heater. Tiled splashback. Views over the Golf Course towards Weston Bay.

Bedroom 1:
15' x 10'3 (4.57m x 3.12m)
Electric heater. Telephone point.

Bedroom 2:
10' x 9'2 (3.05m x 2.79m)
Electric heater.

Shower Room:
Cubicle with 'Triton' shower unit. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

Tenure:
Freehold

Council Tax:
Band B

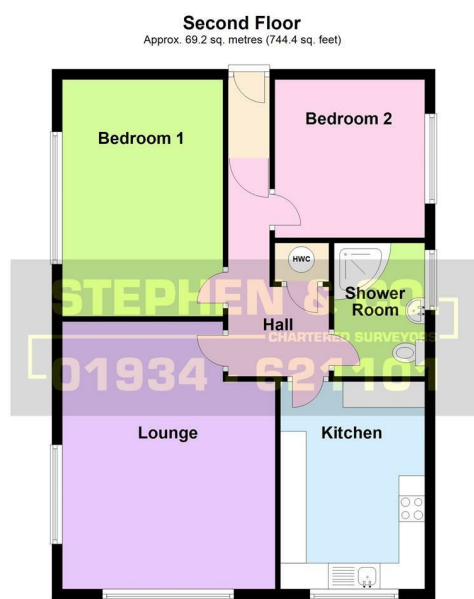
Conditions of Sale:
From the Solicitors-

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

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

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.



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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	