



POLLARD ROAD, WESTON VILLAGE

ASKING PRICE OF £309,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- MASTER WITH EN-SUITE
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER
- CONSERVATORY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE & DRIVEWAY

POLLARD ROAD, WESTON VILLAGE



COOKE & CO are delighted to bring to the market for sale this DETACHED THREE BEDROOM house, situated in the highly sought-after Weston Village in Weston-super-Mare. Nestled on a quiet cul-de-sac on Pollard Road, and conveniently located close to local amenities.

In brief the property comprises of three bedrooms, master with ensuite, downstairs cloakroom, lounge, kitchen/diner, conservatory, single garage and driveway

FRONT OF PROPERTY

Front garden laid to patio slabs, hedging and slate chippings

Driveway leading to garage with electric up and over door

ENTRANCE HALL

Via double glazed door, radiator, stairs to first floor, consumer unit

DOWNSTAIRS CLOAKROOM

Obscure double glazed window to front, vanity unit with washbasin over & mixer taps, WC, heated towel rail, part tiled

LOUNGE

16' 8" x 13' 5" (5.08m x 4.09m) Double glazed window to front, radiator x 2, fitted window shutters

KITCHEN/DINER

16' 4" x 9' 8" (4.98m x 2.95m) Double glazed window to rear, radiator, understairs cupboard, double glazed patio doors into conservatory.

Range of wall & base units with worktop over, inset single stainless steel sink with mixer tap, built in oven & hob with extractor hood over, space for fridge freezer, dishwasher & plumbing for washing machine, tiled splash backs

CONSERVATORY

9' 2" x 8' 4" (2.79m x 2.54m) UPVC double glazed, glass roof & tiled floor

LANDING

Double glazed window to side, roof void access, cupboard housing combi boiler

BEDROOM ONE

11' 9" x 9' 5" (3.58m x 2.87m) Double glazed window to front, radiator, built in double wardrobe, fitted window shutters

ENSUITE

Obscure double glazed window to side, corner vanity unit with washbasin over, WC, shower enclosure with mains shower, heated towel rail

BEDROOM TWO

10' 3" x 9' 3" (3.12m x 2.82m) Double glazed window to rear, radiator, built in single wardrobe

BEDROOM THREE

7' 6" x 6' 7" (2.29m x 2.01m) Double glazed window to front, radiator, fitted window shutters

BATHROOM

Obscure double glazed window to rear, white suite comprising of pedestal wash basin, WC, bath with mains shower over, shaver point, tiled

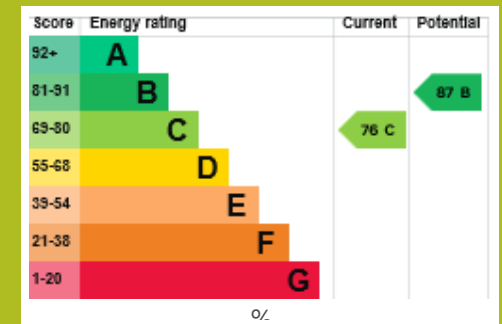
REAR GARDEN

Timber gated access to front, access to garage, outside tap, garden laid to paving slabs and artificial grass, timber fencing.

34 POLLARD ROAD, WESTON VILLAGE, BS24 7DT



Council Tax:
Band C
Local Authority:
North Somerset Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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