



36 POLLARD ROAD, LOCKING CASTLE

£179,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- TWO BED COACH HOUSE
- SINGLE GARAGE
- LOUNGE WITH JULIET BALCONY
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

36 POLLARD ROAD, BS24 7DT



LIVING/DINING ROOM

18' 20" x 9' 10" (5.99m x 3m) A spacious living room with Juliet balcony to front aspect.

Wall mounted radiator and an archway leading into the kitchen.

KITCHEN

9' 45" x 7' 86" (3.89m x 4.32m) With an attractive curved archway, this kitchen offers an electric oven with a gas hob, double glazed window to the front.

Two Storage cupboards, one housing the boiler.

BEDROOM ONE

11' 72" x 9' 87" (5.18m x 4.95m) Double glazed window to front, wall mounted radiator and fitted double wardrobes.

Loft accessible through bedroom.

BEDROOM TWO

8' 45" x 7' 50" (3.58m x 3.4m) Double glazed window to rear and fitted wall radiator.

BATHROOM

6' 24" x 6' 23" (2.44m x 2.41m) Bath with overhead shower, pedestal sink unit and W.C.

Fitted with an extractor fan and wall radiator.

36 POLLARD ROAD, WESTON-SUPER-MARE, BS24 7DT

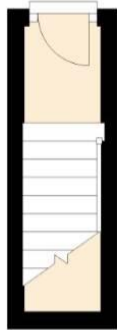


Council Tax:

Band B

Local Authority: North Somerset District Council

Ground Floor



First Floor



Total area: approx. 53.0 sq. metres (570.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cooke & Co

OFFICE CONTACT INFO

236 High Street
Worle
Weston-Super-Mare
Avon
BS22 6JE

01934 522244
enquiries@cookeproperty.co.uk
www.cookeproperty.co.uk

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.

COOKE & CO
your local property expert