

Pollard Road, Weston-Super-Mare, Somerset. BS24 7BZ

£265,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Tucked away in a quiet cul-de-sac on Pollard Road, this fantastic three-bedroom townhouse offers spacious, versatile living across three well-appointed floors. Located in the ever-popular Weston Village, this home combines comfort, practicality, and style—perfect for families, professionals, or anyone seeking a peaceful yet well-connected setting. As you arrive, you're greeted with off-road parking and an integral garage, which benefits from power, lighting, and a front-facing up-and-over door. Stepping into the entrance hall, the ground floor hosts a convenient downstairs cloakroom, a utility room, and a generously sized bedroom which has a door with access to the rear courtyard area, ideal for guests, a home office, or flexible family living. Moving up to the first floor, you'll find a bright and airy living room that opens onto a Westerly-facing balcony—perfect for relaxing and enjoying afternoon sun. Adjacent to the lounge is a well-designed kitchen/diner, offering ample space for both everyday meals and entertaining. On the top floor, the main bedroom features its own en suite shower room, while the second bedroom benefits from direct access to a stylish Jack and Jill bathroom, which is also accessible from the landing—providing functionality without compromising privacy. The house is also close to local amenities and transport links perfect for the commuter.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Town House
- Three Bedrooms
- En Suite to Main Bedroom
- Off Road Parking to Front
- Integral Garage
- Quiet Location Close to Amenities
- Decorated to a Very High Standard
- UPVC Double Glazing and Gas Central Heating
- Council Tax Banc C + EPC Band D



## ROOM DESCRIPTIONS

### Entrance

Enter via modern front door opening through to;

### Entrance Hall

Access to all downstairs rooms including garage, bedroom, utility and downstairs cloakroom, radiator and stairs rising to first floor landing.

### Garage

16' 2" x 8' 0" (4.93m x 2.44m) Up and over door power and lighting.

### Bedroom/Snug

10' 9" x 8' 4" (3.28m x 2.54m) UPVC double glazed doors to rear courtyard, radiator.

### Utility Room

4' 9" x 6' 4" (1.45m x 1.93m) UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine.

### Downstairs Cloakroom

7' 7" x 2' 8" (2.31m x 0.81m) Low level WC, wash hand basin and radiator

### Stairs Rising to First floor Landing

### Living Room

15' 7" x 15' 3" (4.75m x 4.65m) UPVC double glazed french doors to balcony aspect and also UPVC double glazed window to rear aspect, radiator.

### Kitchen

11' 11" x 14' 10" (3.63m x 4.52m) UPVC double glazed windows to front aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated gas hob and oven under, space for fridge freezer and space and plumbing for dish washer, radiator and space for dining room table.

### Stairs Rising to Top Floor

### Main Bedroom

10' 3" x 12' 11" (3.12m x 3.94m) UPVC double glazed windows to rear aspect, built in wardrobes and radiator and door through to;

### En Suite

Fully enclosed shower cubicle with waterfall shower attachment, vanity wash hand basin and low level WC, heated towel rail.

### Bedroom Two

8' 2" x 15' 0" (2.49m x 4.57m) UPVC double glazed windows to front aspect, radiator and door through to;

### Jack & Jill Bathroom/En Suite

5' 6" x 7' 3" (1.68m x 2.21m) Low level WC, wash hand basin and bath with hand held shower, radiator and doors back to bedroom and also landing.

### Rear Courtyard

Enclosed rear courtyard laid to patio

### Parking

Parking to front aspect in front of garage







## FLOORPLAN & EPC

