

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SOUGHT AFTER VILLAGE LOCATION
- DETACHED FAMILY HOME OVERLOOKING OLVESTON COURT
- OPEN PLAN LIVING /DINING ROOM
- GARDEN ROOM
- KITCHEN/BREAKFAST ROOM

- CLOAKROOM
- MASTER BEDROOM WITH EN-SUITE
- THREE FURTHER DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- DOUBLE GARAGE AND LOVELY GARDEN



15 DENYS COURT
OLVESTON
BRISTOL
BS35 4DW

GUIDE PRICE £675,000

Situated on the edge of the highly sought-after village of Olveston, with its village shops, church and school, this modern four bed detached house offers great sized accommodation. With a large open plan living space, extended to include a lantern-roofed garden room, kitchen breakfast room, cloakroom on the ground floor and then 4 double bedrooms, one en-suite and a large family bathroom, this is a great family home. The gardens face west and overlook Olveston Court and there is a double garage and gas heating.

OLVESTON, TOCKINGTON AND OLD DOWN

These three villages, with a combined population of approximately 2000, remain amongst the most popular villages in our area. In Olveston, there are several village shops including a butcher, a baker and a general store and there are pubs in each of the villages. There is also a village school in Olveston as well as a highly regarded public school, Tockington Manor School, on the edge of Tockington.

Entered via obscure double glazed door with side panel into:

RECEPTION VESTIBULE

With woodblock flooring, glazed door and side panel into hallway, door into:

CLOAKROOM

White suite comprising close coupled W.C. with dual flush, pedestal wash hand basin, radiator, ceramic tiled floor, obscure glazed window to the front.

HALLWAY

Turned stairs to the first floor with understairs storage cupboard, wood block flooring, radiator, doors to the kitchen/breakfast room, lounge and garage.

LOUNGE/DINING /GARDEN ROOM

A large open plan living space with defined zones, the lounge has dual aspect windows, open fireplace with stone chimney breast and woodburning stove inset, T.V. point, radiator, wide square arch leading around into the dining area and second wide square arch into:

GARDEN ROOM

With windows to three sides and including bifold doors into the garden, lantern roof, ceramic tiled floor, radiator.

DINING ROOM

With wide sliding doors leading into the garden, wall to wall range of built in oak shelving, radiator and door into:

KITCHEN/BREAKFAST ROOM

With a great range of shaker style wall and floor cabinets fitted to three sides and with a feature peninsular unit with circular breakfast bar, laminated work surfaces over, one and a half bowl single drainer sink unit, electric cooker point with extractor over, two windows and a double glazed door to sides, plumbing for dishwasher, ceramic tiled floors, radiator, recessed spot lighting.

FIRST FLOOR

LANDING

With window to the front, large storage cupboard.

MASTER BEDROOM

With sliding double glazed patio doors giving views over to Olveston Court and with steel balustrade, hand built bedroom furniture to three sides with feature timber tops, telephone point, feature radiator, wall light points, door to:

EN SUITE SHOWER ROOM

With large shower cubicle with 'Mira Sport' electric shower, pedestal wash hand basin, close coupled W.C. with dual flush, obscure glazed window to the side, ceramic floor tiles, radiator.

BEDROOM 2

Window to the rear with views over Olveston Court, radiator, wall light point.

BEDROOM 3

Window to the side, radiator.

BEDROOM 4

Window to the front elevation, radiator.

BATHROOM

White suite comprising panelled bath, shower cubicle, close coupled W.C. with dual flush, bidet, pedestal wash hand basin, ceramic wall and floor tiling, radiator, window to the side, shaver light.

GARAGE

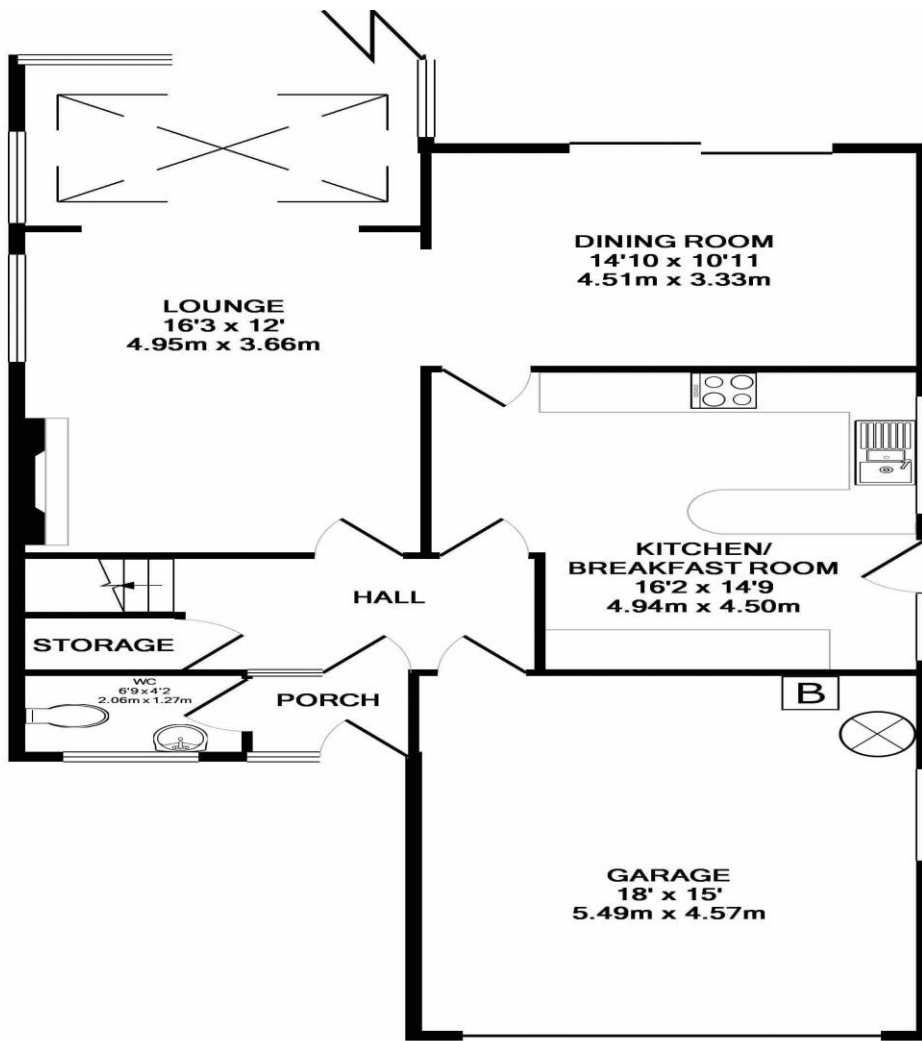
Double garage with up and over door, power and light, plumbing for washing machine, wall mounted 'Vaillant' gas boiler, window to the side.

OUTSIDE

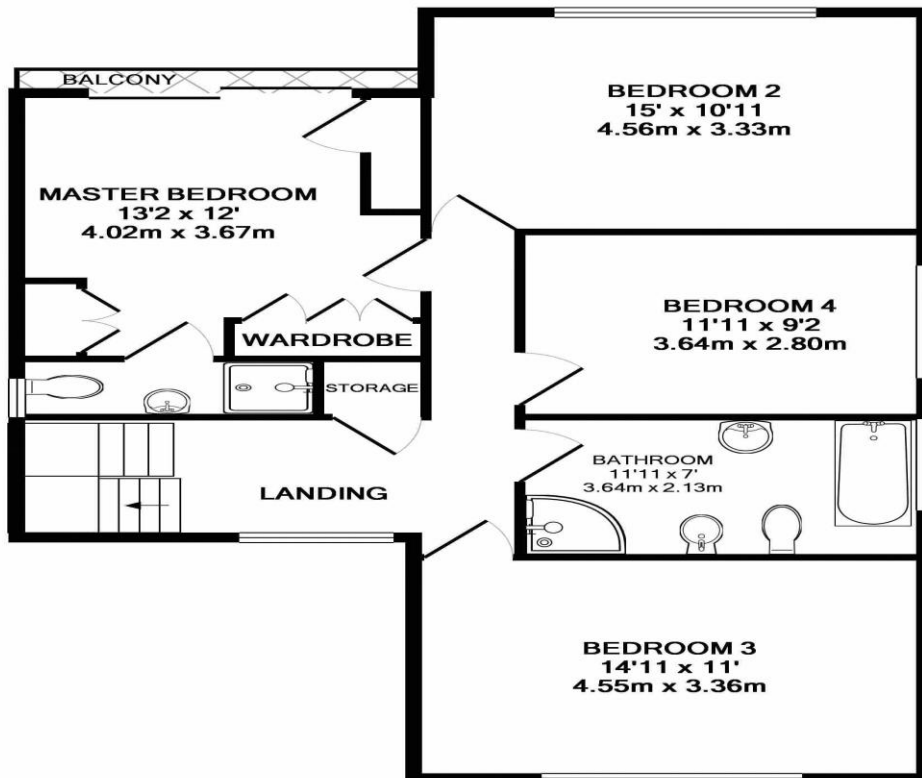
The property sits in pretty gardens that extend to all four sides. Bounded at the back by a stream, the garden faces westerly and is lawned with well stocked and mature borders and beds to all four sides. There is a paved patio just off the garden room and a further paved area along one side where there is a bin store area and shed, and which has gated access to the front. To the other side is a raised kitchen garden area, woodstore area with a canopy over and a further gate to the front. The front is laid to lawn with mature trees and planting and tarmac drive with off street parking for two vehicles.

DIRECTIONS

From our office, proceed up Alveston Hill and opposite The Ship Hotel turn right onto Down Road. Follow this road all the way to Olveston Village and on reaching the 'T' junction at the bottom of the hill turn right. Just before Olveston Stores turn left and then take the first right into Denys Court. The property can be found on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 1065 SQ.FT.
(98.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 825 SQ.FT.
(76.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1890 SQ.FT. (175.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate



15, Denys Court, Olveston, BRISTOL, BS35 4DW

Dwelling type: Detached house
Date of assessment: 09 August 2017
Date of certificate: 09 August 2017
Reference number: 0818-2057-7298-5533-3934
Type of assessment: RdSAP, existing dwelling
Total floor area: 161 m²

Use this document to:

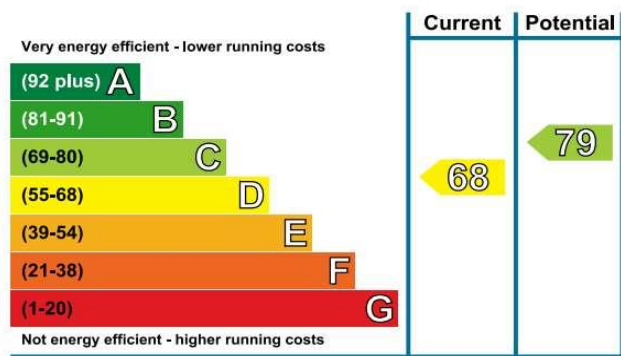
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,462
Over 3 years you could save	£ 576

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 246 over 3 years	
Heating	£ 2,613 over 3 years	£ 2,379 over 3 years	
Hot Water	£ 432 over 3 years	£ 261 over 3 years	
Totals	£ 3,462	£ 2,886	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 111	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	
3 Low energy lighting for all fixed outlets	£90	£ 150	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.



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