

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe

Tel No: 01454 858007



- SEMI DETACHED COTTAGE
- WALKING DISTANCE OF VARIOUS AMENITIES
- LARGE 'L' SHAPED GARDEN
- LOUNGE
- DINNING ROOM
- KITCHEN
- WALK IN PANTRY
- UTILITY/CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING AND GAS HEATING
- EPC E - COUNCIL TAX D - FREEHOLD



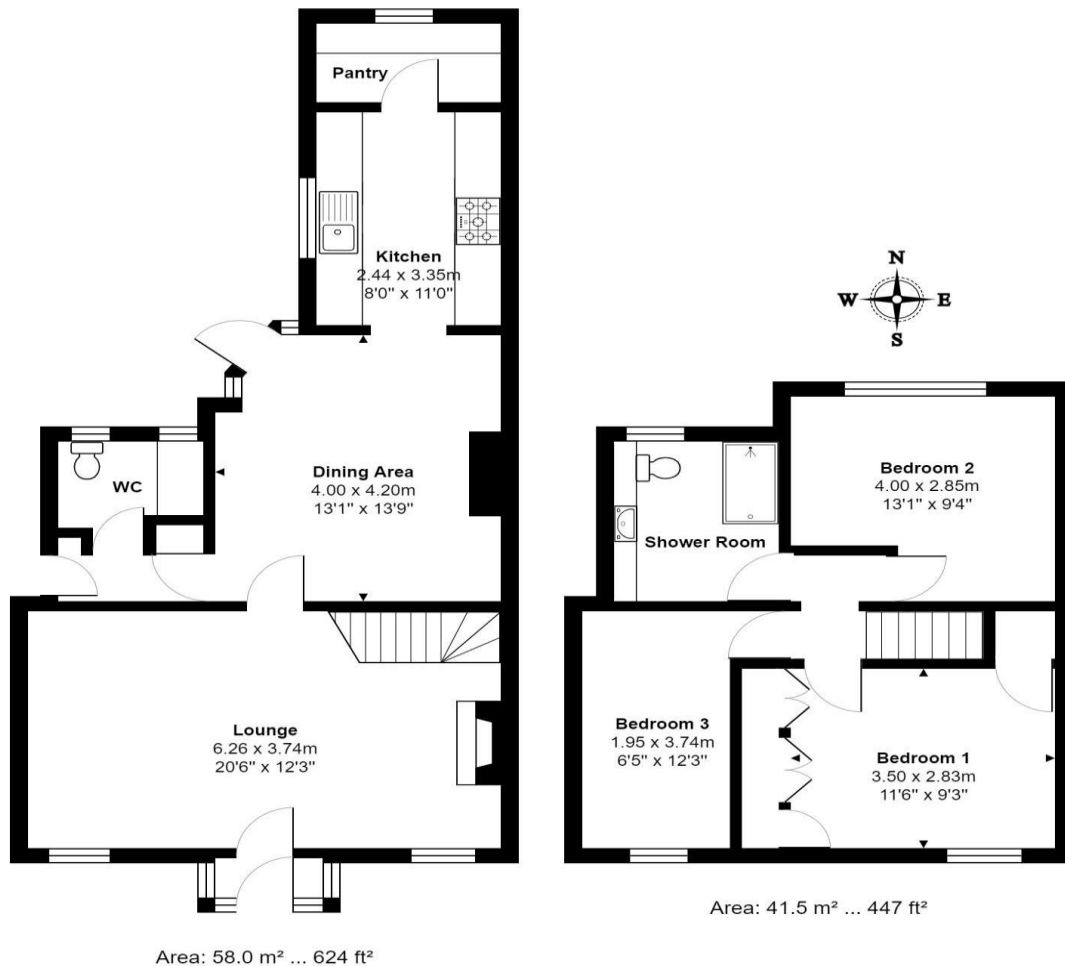
APPLEDORE
GILLINGSTOOL
THORNBURY
BS35 2EH

GUIDE PRICE £435,000

A rare opportunity to purchase this semi detached cottage with a large garden, within walking distance of the High Street and other amenities. The well cared for accommodation comprises of lounge, dining room, kitchen, pantry, utility/cloakroom, three bedrooms and family bathroom. The 'L' shaped garden to the property lies mainly to the rear and then opens up to a large lawned area with various trees and shrubs and wooden outbuildings. Double glazing and gas central heating. EPC E - Council Tax 'D' - Freehold.

THORNBURY

With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. The pretty High Street has a variety of shops combining national names and local independent stores and these extend through into a small shopping arcade. There are two supermarkets, library, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs and cafes to fine dining restaurants.





Energy performance certificate (EPC)

Appledore Gillingstool Thornbury BRISTOL BS35 2EH	Energy rating E	Valid until: 27 February 2033 Certificate number: 7307-1007-7002-0522-0406
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Property type

Semi-detached house

Total floor area

94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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.



14 The Plain, Thornbury, Bristol. BS35 2BD
Email: enquiries@bondsofthornbury.co.uk
www.bondsofthornbury.co.uk

