

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- DETACHED FAMILY HOME
- LARGE CONSERVATORY/FAMILY ROOM ACROSS REAR
- REFITTED STYLISH KITCHEN
- TWO FURTHER RECEPTIONS
- CLOAKROOM
- FOUR GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- SINGLE GARAGE AND PARKING
- SHORT CHAIN
- COUNCIL TAX 'E' EPC RATING 'C' FREEHOLD



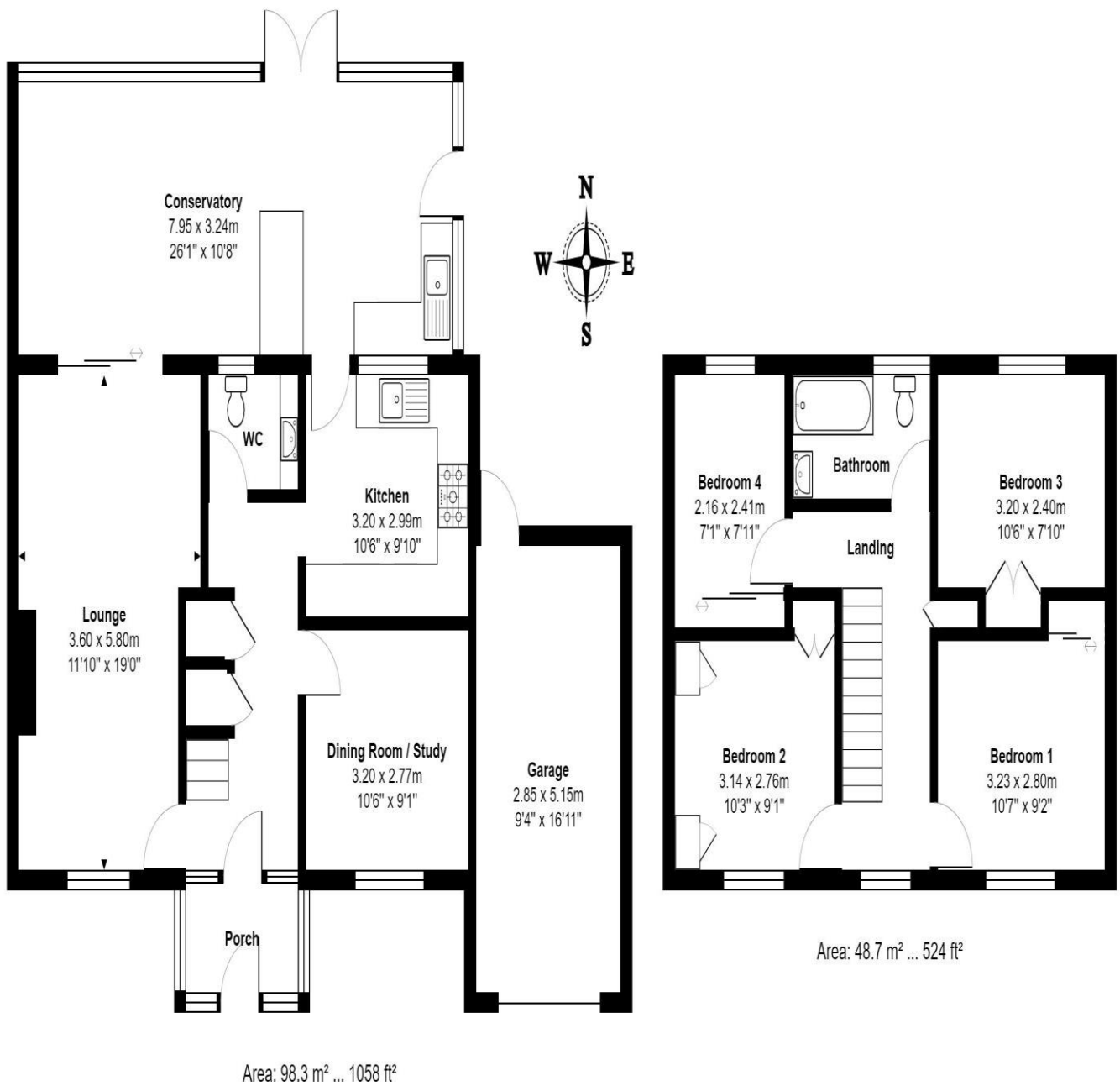
15 FINCH CLOSE
BS35 1TD

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GUIDE PRICE £475,000

~ Situated in a small cul de sac and backing onto Thornbury Meadow streamside walk is this well presented family home. The adaptable accommodation comprising lounge, study, large conservatory/family room across the back, recently refitted kitchen, cloakroom, four good size bedrooms, family bathroom, single garage, parking and lovely enclosed rear garden. Easy access to schools. Recommended. Council Tax 'E' EPC Rating 'C' Freehold

THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A 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, a 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 to cafes and cafes to fine dining restaurants.





Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 15 Finch Close Thornbury BRISTOL BS35 1TD | Energy rating C | Valid until: 28 October 2033 Certificate number: 9310-2563-7300-2627-7101 |
|--|---------------------------|--|

| | |
|------------------|------------------|
| Property type | Detached house |
| Total floor area | 97 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 rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|---------|--|--------|
| Wall | Cavity wall, as built, insulated (assumed) | Good |

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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