

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe  
Tel No: 01454 858007



- SITUATED ON THE EDGE OF THORNBURY
- EXTENDED DETACHED PERIOD HOME
- THREE RECEPTIONS
- LUXURY BESPOKE KITCHEN AND UTILITY
- GARDEN ROOM
- FOUR BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- OFF STREET PARKING FOR SEVERAL VEHICLES
- NO CHAIN
- EPC RATING 'D' COUNCIL TAX 'E' FREEHOLD

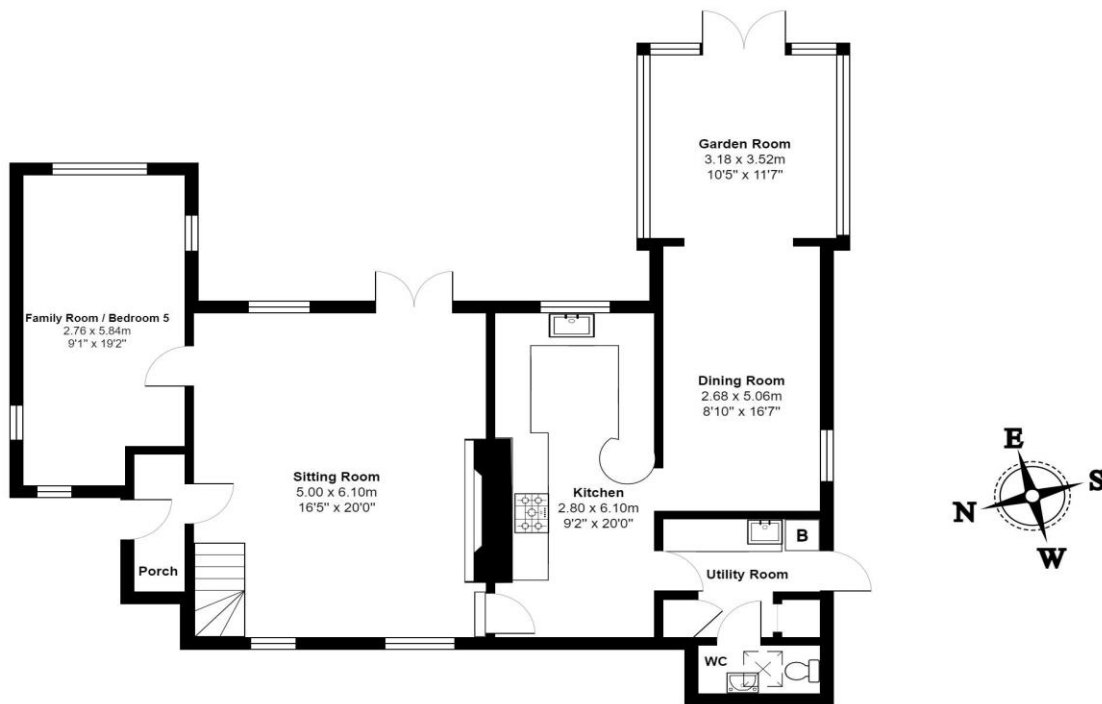


THE HACKETTS  
HACKET LANE  
THORNBURY  
BS35 3TY

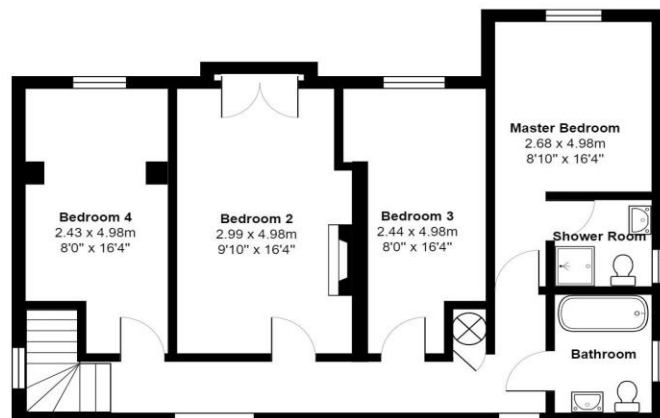
OFFERS IN EXCESS OF  
£800,000

Situated on the edge of Thornbury is this extended period home with a lovely country garden. The Accommodation includes Lounge, Garden Room, Playroom/Study, Bespoke Fitted Kitchen/Breakfast Room, Dining Room, Utility and Cloakroom plus Four Double Bedrooms, one with En Suite and Family Bathroom. The Delightful Private Gardens run alongside the lane and leads onto Another Gravelled Parking area at the bottom. NO CHAIN. EPC RATING 'D' COUNCIL TAX 'E' FREEHOLD

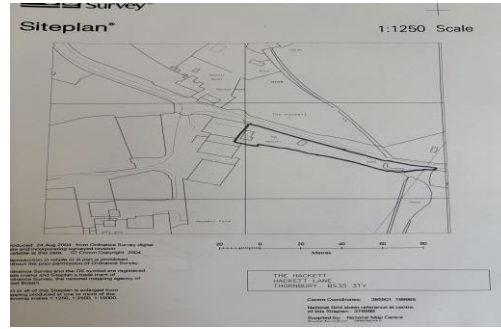
**THORNBURY** With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two 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.



Area: 101.0 m<sup>2</sup> ... 1087 ft<sup>2</sup>



Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>



Energy performance certificate (EPC)	
The Hackets Hacket Lane Thornbury BRISTOL BS35 3TY	Energy rating <b>D</b> Valid until: <b>24 June 2033</b> Certificate number: <b>2407-0005-5206-9837-7204</b>
Property type	Detached house
Total floor area	178 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 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

### 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.