

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe  
Tel No: 01454 858007



- SITUATED IN THE HEART OF THIS DESIRABLE VILLAGE
- SMALL DEVELOPMENT OF FOUR ON PRIVATE OFF-ROAD PRECINCT
- LOUNGE, SITTING ROOM, STUDY
- KITCHEN/DINER
- UTILITY AND CLOAKROOM
- FIVE BEDROOMS, TWO EN SUITE PLUS FAMILY BATHROOM
- DOUBLE GARAGE WITH PARKING IN FRONT
- GARDEN TO ALL SIDES
- NO CHAIN
- FREEHOLD EPC 'C' COUNCIL TAX 'F'

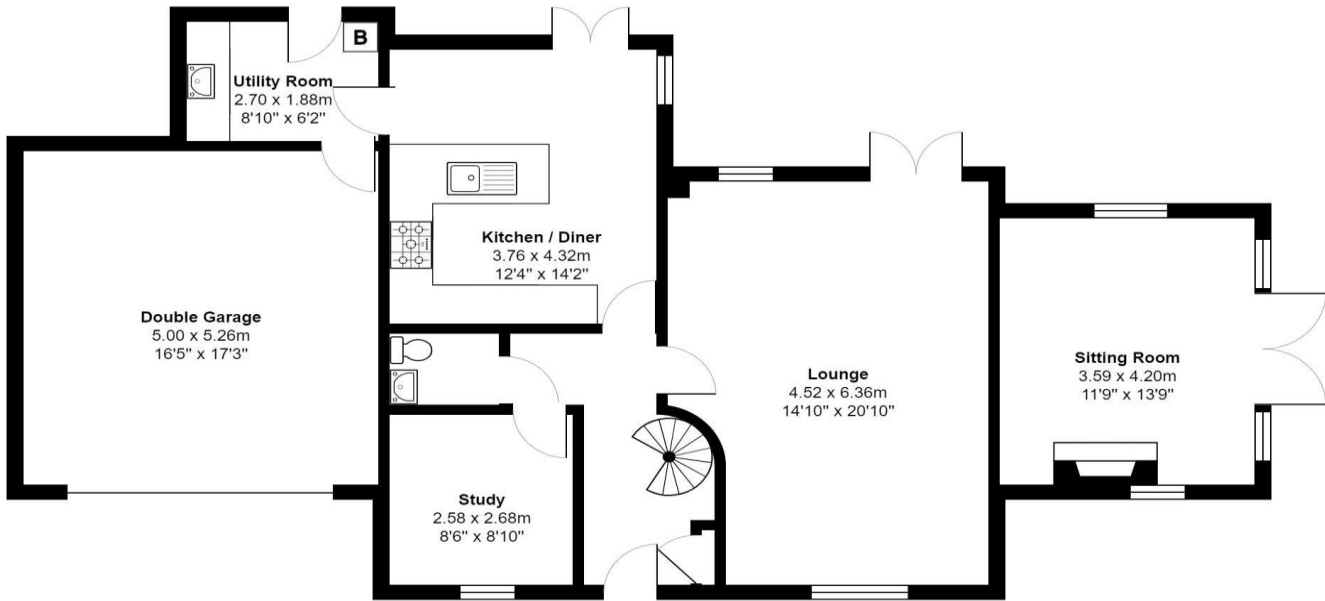


4 CROMWELL COURT  
OLVESTON  
BRISTOL  
BS35 4BW

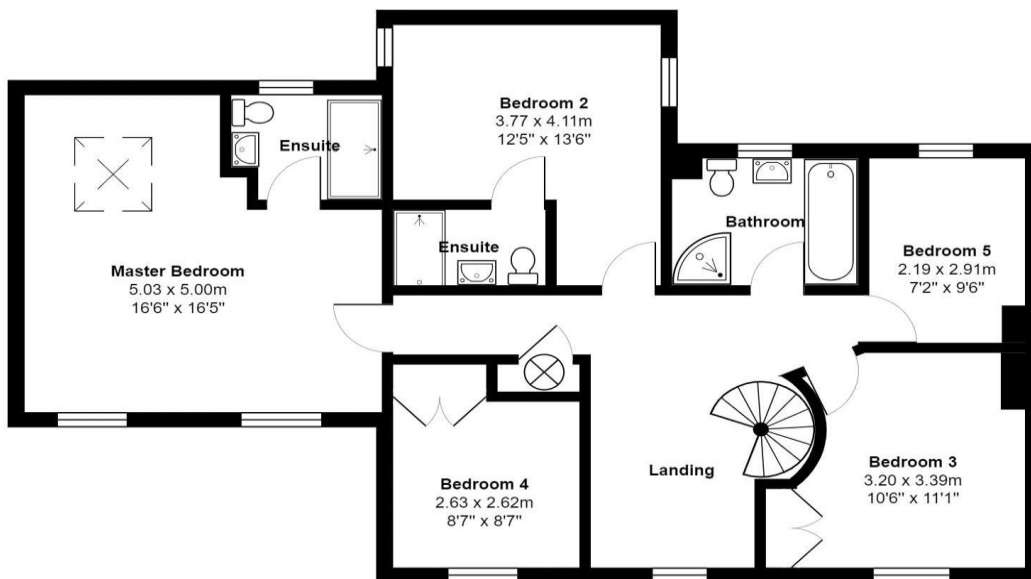
GUIDE PRICE £775,000

Situated in the centre of this sought after village is this individual family home on a small development of four on private off-road precinct. The property offers lounge, sitting room, study, kitchen/diner, utility, master bedroom with en suite, guest room with en suite, three further bedrooms, family bathroom and cloakroom. The garden extends all around the property but is not overwhelming. Double Garage and parking to the front. NO CHAIN. Freehold with Service Charge. Council Tax 'F' EPC 'C'

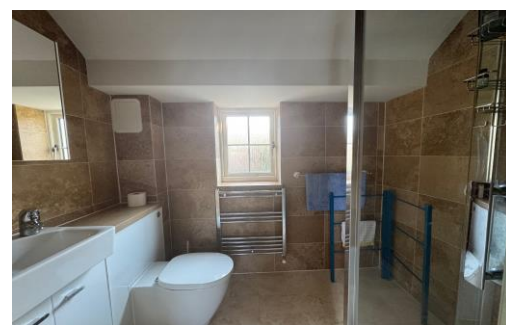
**OLVESTON, TOCKINGTON AND OLD DOWN** These three villages, with a combined population of approximately 2000, remain amongst the most popular villages in our area. In Olveston, there are several village shops including a baker, general store and a post office and there are pubs in each of the villages. There is also a village school in Olveston as well as a highly regarded independent prep school (ages 2-13) Tockington Manor School, on the edge of Tockington. These villages also have excellent communication links, as well as access to Thornbury and its amenities.



Area: 110.2 m<sup>2</sup> ... 1186 ft<sup>2</sup>



Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>



# Energy performance certificate (EPC)

4 Cromwell Court Olveston BRISTOL BS35 4BW	Energy rating <b>C</b>	Valid until: 13 March 2034
		Certificate number: 2534-7827-6300-0947-5296

Property type	Detached house
Total floor area	169 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 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		84 B
69-80	C	77 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

## 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.