

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- ACTIVE RETIREMENT DEVELOPMENT
- END TERRACE
- LARGE ENCLOSED CORNER PLOT GARDEN
- LOUNGE/DINER
- KITCHEN AND CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- GARAGE IN BLOCK
- CLOSE TO LOCAL SHOPS AND BUS STOP
- NO CHAIN
- COUNCIL TAX 'D' EPC 'D' FREEHOLD

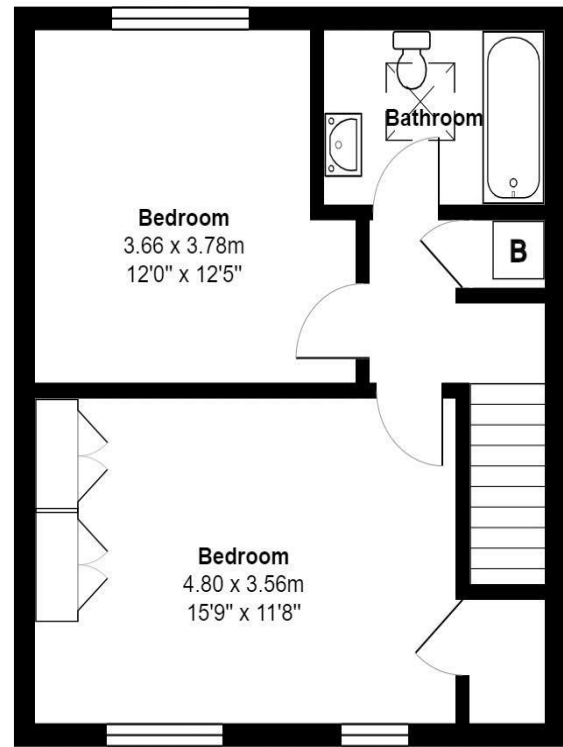
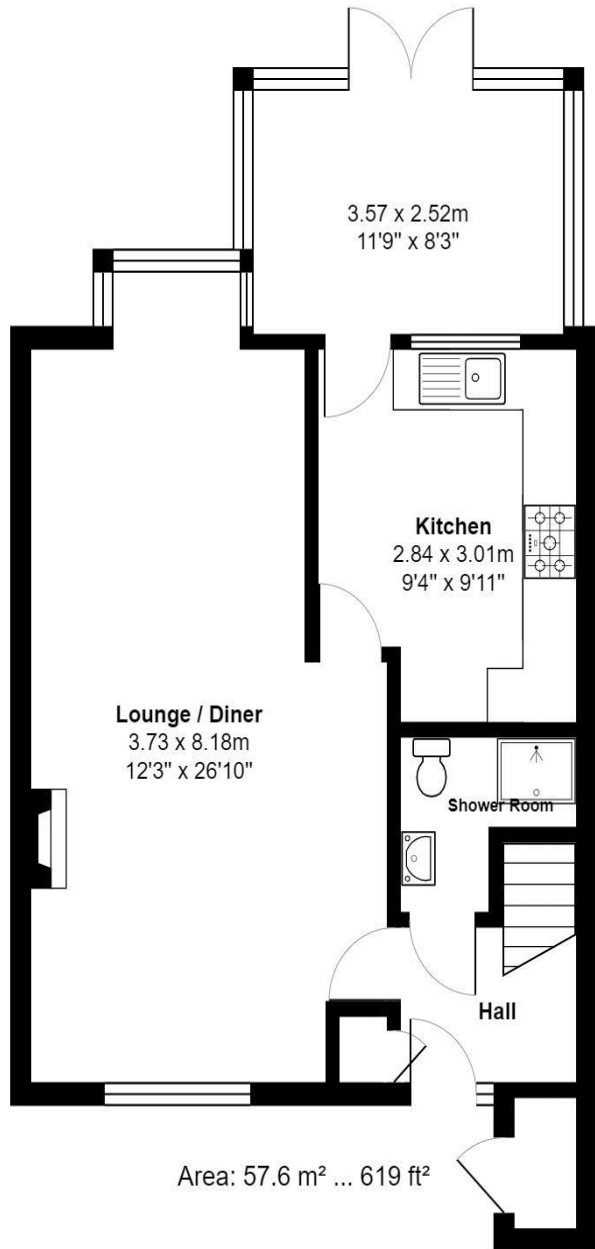


17 COURVILLE CLOSE  
ALVESTON  
BRISTOL  
BS35 3RR

OFFERS IN EXCESS OF  
£310,000

Situated on this rather good Retirement Development is this end terraced home with probably one of the biggest gardens. The accommodation comprises lounge/diner, kitchen, conservatory, ground floor shower room, two double bedrooms and bathroom. There is a garage in a block and there is an on site manager. Good access to local shops and bus stop. **NO CHAIN** Freehold. EPC 'D' Council Tax 'D'

**ALVESTON AND RUDGEWAY** Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall.



Area: 40.7 m<sup>2</sup> ... 439 ft<sup>2</sup>



# Energy performance certificate (EPC)

17 Courville Close Alveston BRISTOL BS35 3RR	Energy rating <b>D</b>	Valid until: 24 March 2034
		Certificate number: 4234-4327-3300-0265-6222

**Property type** End-terrace house

**Total floor area** 88 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 D. 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		81 B
69-80	C		
55-68	D	66 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.