

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- ON A SMALL DEVELOPMENT OF THREE
- LIGHT AIRY DETACHED BUNGALOW BACKING ON FARMLAND
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- TWO RECEPTIONS AND CONSERVATORY
- FOUR DOUBLE BEDROOMS, ONE WITH
- WET ROOM AND OTHER WITH EN SUITE
- FAMILY BATHROOM AND CLOAKROOM
- DOUBLE GARAGE, AMPLE PARKING
- FREEHOLD, COUNCIL TAX 'G' EPC 'D' EICR DONE
- NO CHAIN

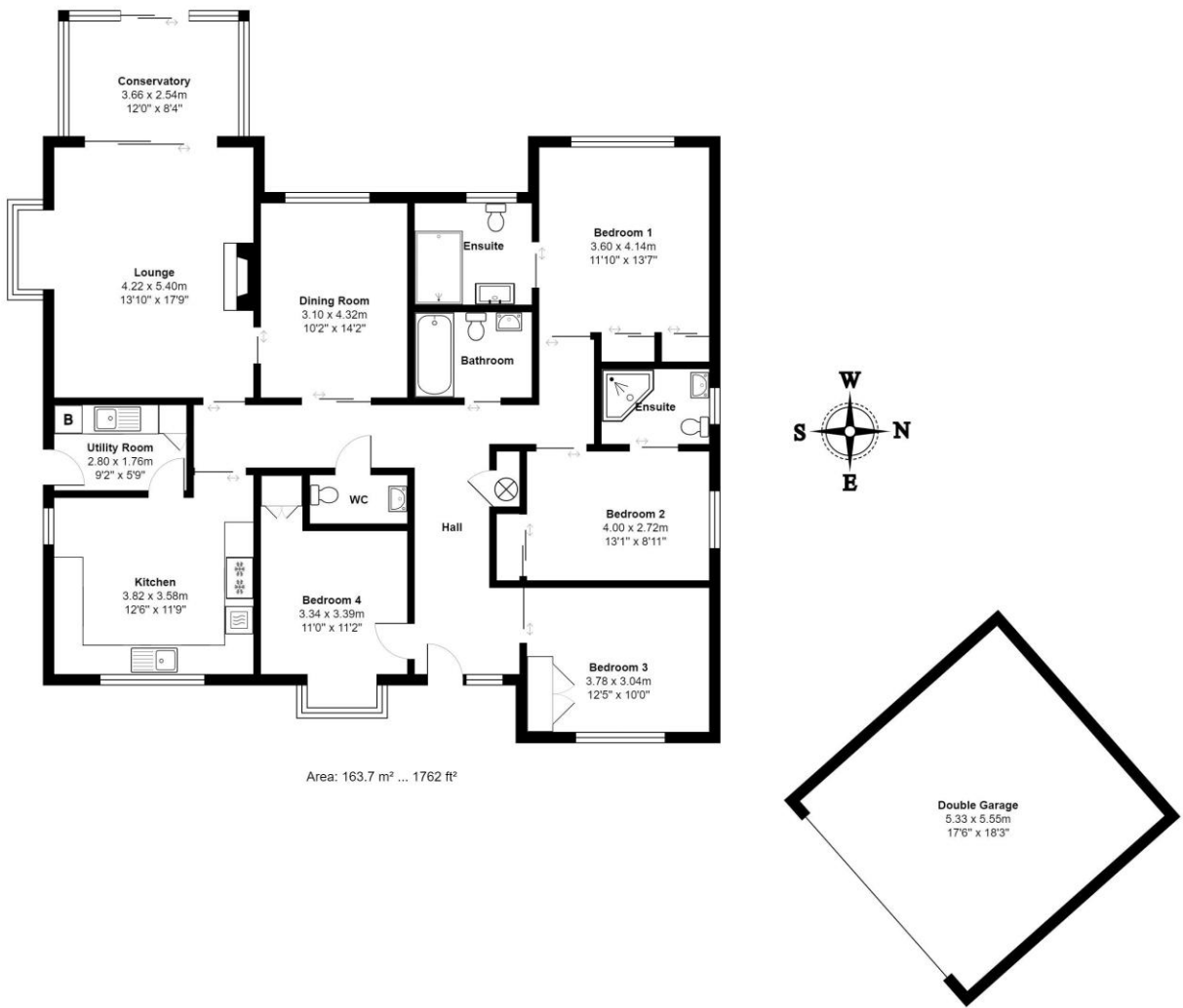


32 STRODE COMMON  
ALVESTON  
BRISTOL  
BS35 3PJ

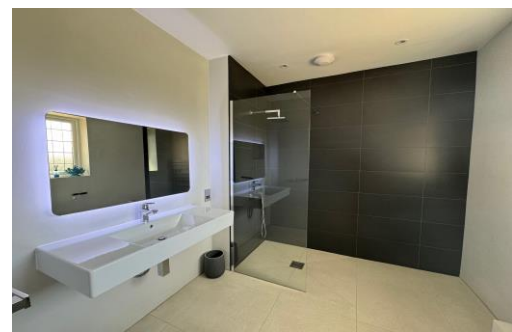
OFFERS OVER £760,000

Situated in the highly regarded village of Alveston and within easy access of all main amenities and communication links, is this spacious light airy and accessible detached bungalow situated in an exclusive plot constructed by Berkeley Homes. The accommodation comprises kitchen/breakfast room, utility, large living room, dining room, four double bedrooms two with en suite, including one wet room, family bathroom, cloakroom, double garage and ample, hard paved parking and gardens that surround the property and back onto farmland. The present family have lived there from new and have upgraded various things to keep in touch with modern day living. Step-free access and lateral living. **NO CHAIN. RECOMMENDED.** Council Tax 'G' EPC 'D' EICR done. Freehold

**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 1960s and 1970s, Alveston has a small arcade of shops including an award-winning butcher, a greengrocer, a pharmacy and a general store, as well as an eight-to-late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village has a primary and secondary school, with a large new SEND school opening in September 2024, a church and a village hall. The property is near to Thornbury Golf Course, a Leisure Centre and the surfing centre, The Wave.







# Energy performance certificate (EPC)

32 Strode Common Alveston BRISTOL BS35 3PJ	Energy rating <b>D</b>	Valid until: 9 April 2034 Certificate number: 8600-5717-0922-8304-3443
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Property type	Detached bungalow
Total floor area	164 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.