

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- CLOSE TO THE HIGH STREET AND LEISURE CENTRE
- FIRST FLOOR FLAT CLOSE TO THE LIFT
- TWO BEDROOMS
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- OVERLOOKING THE GREEN AREA AND TESCO
- VIEWS TOWARDS DAGGS ALLOTMENTS
- LEASEHOLD 963 YEARS LEFT
- COUNCIL TAX 'C' EPC RATING 'C'

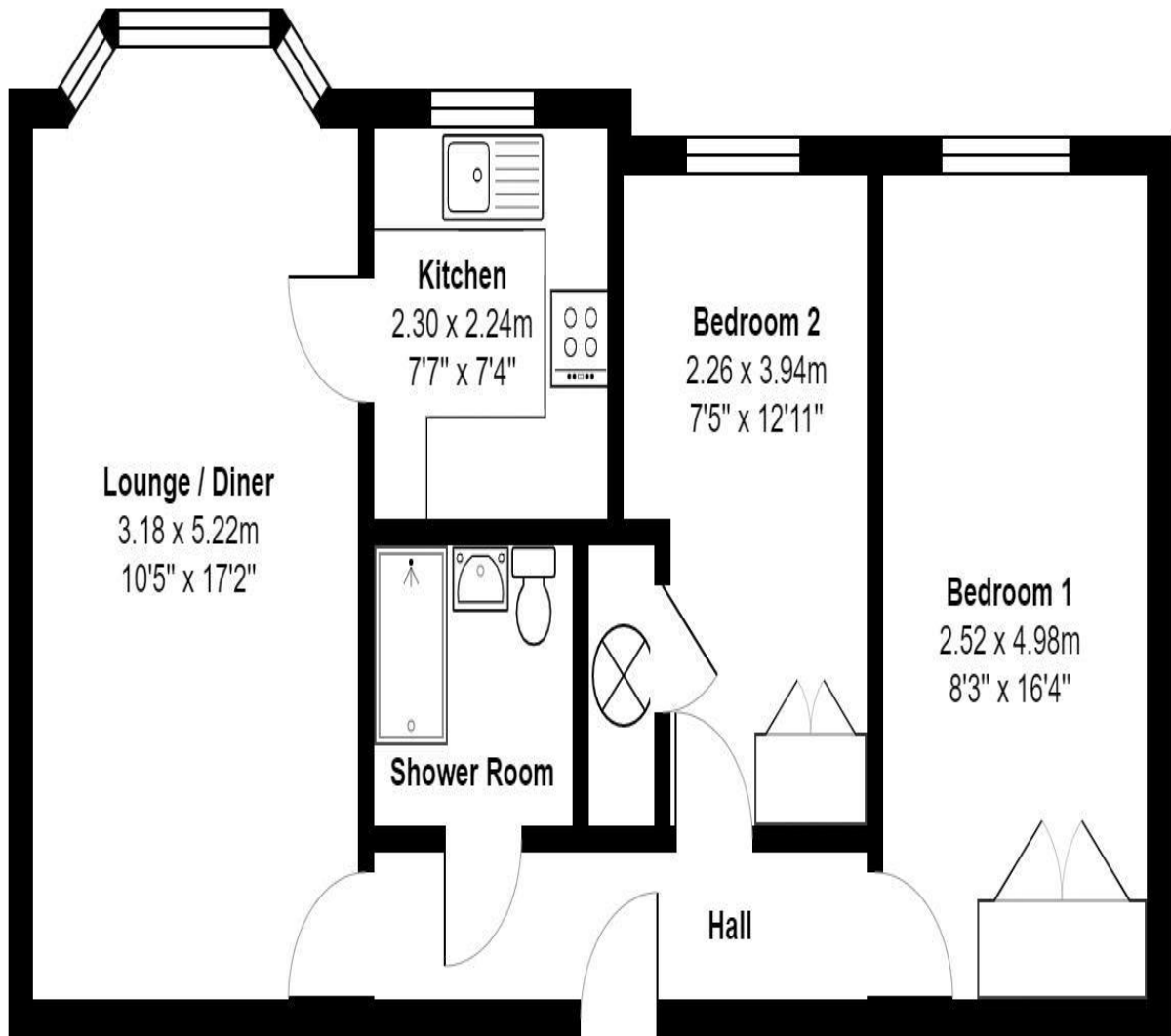


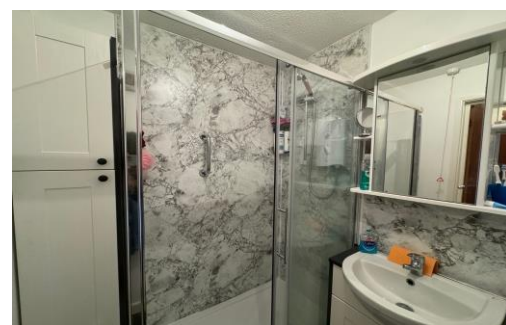
15 TANNERS COURT
MIDLAND WAY
THORNBURY
BS35 2BY

GUIDE PRICE £180,000

Situated in this well located retirement apartment block close to The High Street, the Leisure Centre and Tesco's, is this two Bedroom Flat on the First Floor, close to the lift. The flat has a Refitted Kitchen and Shower Room, Lounge/Diner and overlooking the green area and towards Tesco's and Daggs allotments. Recommended.
LEASEHOLD EPC 'C' COUNCIL TAX 'C'

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)

Flat 15 Tanners Court Midland Way BRISTOL BS35 2BY	Energy rating C	Valid until: 24 April 2034
		Certificate number: 2557-3037-5204-0564-3200

Property type	Mid-floor flat
Total floor area	54 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		87 B
69-80	C	80 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.