

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- TERRACED COUNTRY COTTAGE
- VERY LONG OFFSET GARDEN
- LARGE GARAGE
- KITCHEN
- DINING ROOM LEADING TO LOUNGE
- MAIN BEDROOM
- SECOND BEDROOM LEADING TO BATHROOM
- IN NEED OF RENOVATION
- NO CHAIN
- FREEHOLD EPC 'E' COUNCIL TAX 'B'

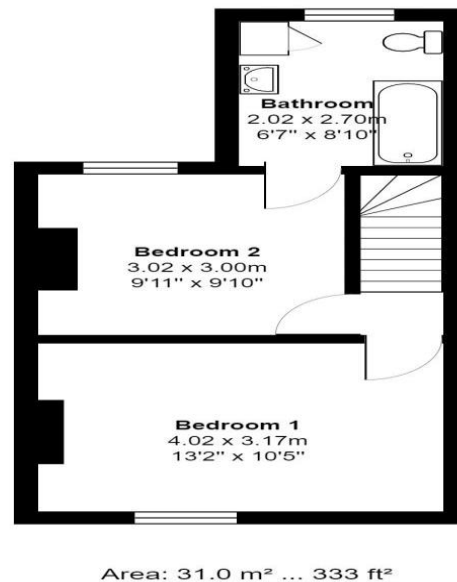
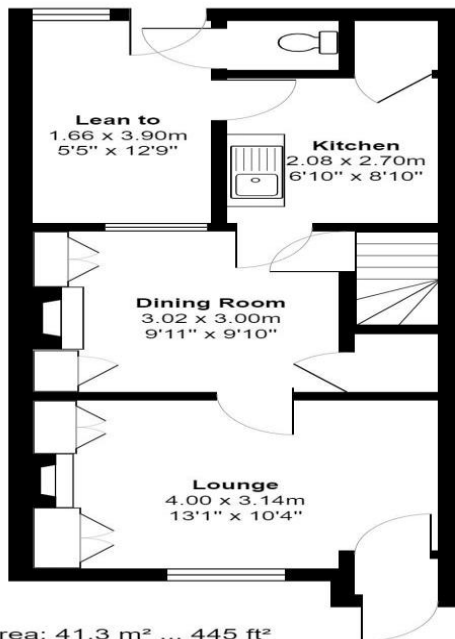
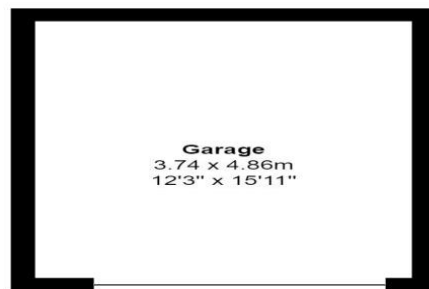


7 BLANDS ROW
PILNING
BRISTOL
BS35 4NF

GUIDE PRICE £220,000

Situated in a row of delightful country cottages is this much loved home in need of updating and renovating. The cottage benefits from a large garden which is offset to the right of the property as is the old country way. There is also a large detached garage at the rear along a shared private lane. The accommodation includes, rear porch, coal house, W.C., kitchen leading to dining room then onto Lounge. Upstairs is reached via an enclosed staircase with main bedroom, second bedroom leading to bathroom. A rare opportunity to put your own mark on your home.
FREEHOLD COUNCIL TAX ' B' EPC ' E'

With great access to both Bristol and Wales, as well as the new tourist attraction of The Wave, the villages of Easter Compton, Pilning, New Passage and Aust, give the benefit of rural living for the busy commuters. There are various schools, pubs and small local shops in the local vicinity.





Energy performance certificate (EPC)		
7 Blands Row Piling BRISTOL BS35 4NF	Energy rating	Valid until: 11 September 2033
	E	Certificate number: 0140-3029-2201-2507-9200
Property type	Mid-terrace house	
Total floor area	62 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 E. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	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.