

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- ESTABLISHED CUL DE SAC LOCATION
- DETACHED BUNGALOW
- PLENTY OF POTENTIAL
- SUPER LARGE GARDEN
- GARAGE/WORKSHOP WITH AMPLE PARKING
- TWO BEDROOMS
- TWO/THREE RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- FAMILY SHOWER ROOM AND UTILITY
- FREEHOLD COUNCIL TAX BAND 'D' EPC 'E'

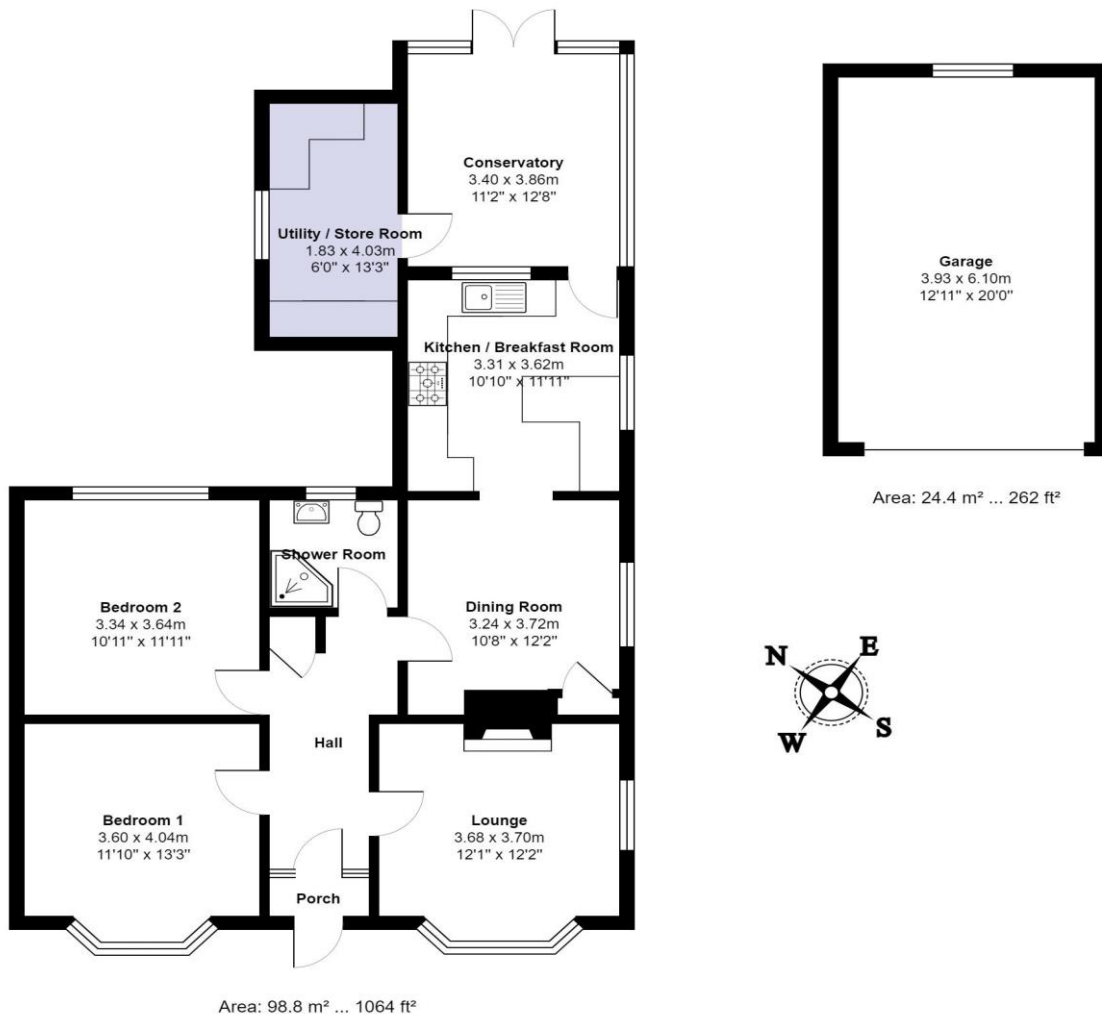


7 DAVIDS CLOSE  
ALVESTON  
BRISTOL  
BS35 3LR

GUIDE PRICE £410,000

Situated in one of the older cul de sacs in the village, with huge potential and large plot is this detached bungalow which is in need of its next chapter. The flexible accommodation at present offers, two double bedrooms, lounge, dining room, kitchen/breakfast room, conservatory, large utility and family shower room. The sunny enclosed rear garden is great for children or an avid gardener ready to make their mark. Large Garage/Workshop with ample parking to the front. Great potential. Recommended. FREEHOLD Council Tax 'D' EPC 'E'

**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.







## Energy performance certificate (EPC)

7 Davids Close Alveston BRISTOL BS35 3LR	Energy rating	Valid until:	25 November 2033
	<b>E</b>	Certificate number:	2060-2159-9070-1092-4021

Property type	Detached bungalow
Total floor area	86 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 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.