

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- CASTLE SIDE OF THORNBURY
- SOUGHT AFTER CUL DE SAC
- IMMACULATE SEMI CHALET BUNGALOW
- TWO DOUBLE BEDROOMS (GF AND FF)
- LARGE LOUNGE
- REFITTED SHOWER ROOM (GF)
- REFITTED KITCHEN
- DINING ROOM LEADING TO CONSERVATORY
- GARAGE AND LONG DRIVEWAY
- FREEHOLD COUNCIL TAX 'C' EPC RATING 'D'

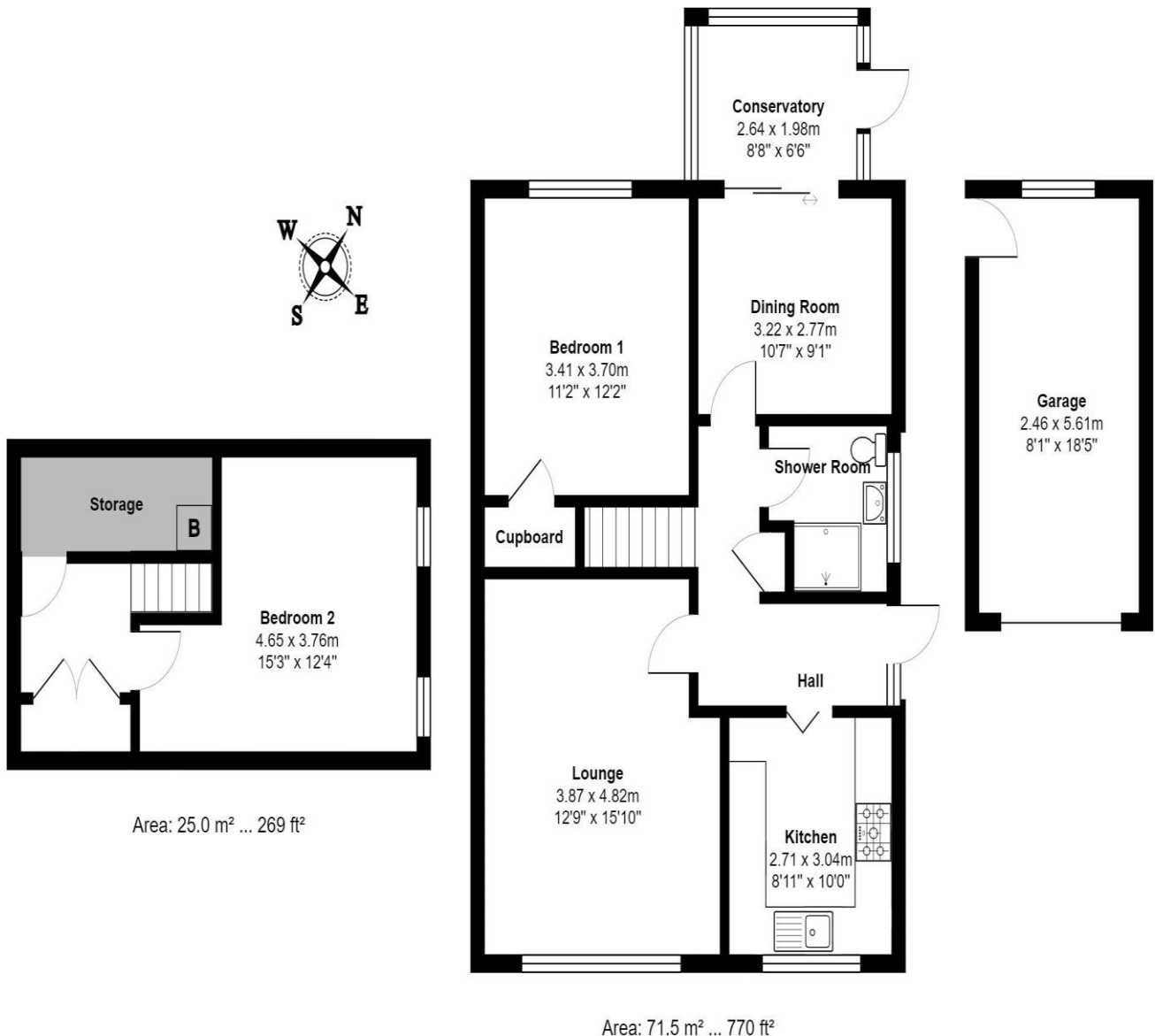


19 MILLFIELD  
THORNBURY  
BRISTOL  
BS35 1JL

OFFERS OVER £400,000

Situated in this small popular cul de sac in The Castle area of Thornbury is this immaculate chalet bungalow which has been well cared for by the present owners. The accommodation includes fitted kitchen, large lounge, Dining Room leading to Conservatory, Shower Room, Double Ground Floor Bedroom and Second First Floor Bedroom. Ideal for Roof Extension. Garage, long driveway and enclosed rear garden. Freehold Council Tax 'C' EPC - 'D'

**THORNBURY** With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty pedestrianised High Street which has a variety of cafes, 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)

19 Millfield Thornbury BRISTOL BS35 1JL	Energy rating	Valid until:	17 June 2034
	<b>D</b>	Certificate number:	0390-2308-0260-2394-4585

Property type	Semi-detached 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		83 B
69-80	C		
55-68	D	67 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

## Breakdown of property's energy performance

### 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.