

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- LIGHT AIRY DETACHED VICTORIAN HOME
- THREE RECEPTIONS
- FIVE BEDROOMS
- TWO BATHROOMS
- KITCHEN/BREAKFAST ROOM
- BOOT ROOM/UTILITY
- GARDENS TO SIDE AND REAR
- PARKING FOR SEVERAL VEHICLES
- NO CHAIN
- EPC 'F' COUNCIL TAX 'G' FREEHOLD



SPRINGWELL HOUSE  
WHITFIELD  
WOTTON-UNDER-EDGE  
GL12 8DS

GUIDE PRICE £795,000

Situated just to the north of the popular Town of Thornbury is this much loved family home. It has been in the current family's ownership for many years so a unique opportunity arises to make it your new family home. The light airy accommodation includes three receptions, kitchen/breakfast room, utility/boot room, large hallways, cloakroom, four double bedrooms, one single, en suite, family bathroom and workshop upstairs. The property stands at the front the plot and the garden extends to one side and the rear. There is gravel parking at the rear and is approached via a shared driveway to one side. Oil central heating, sewerage treatment plant. EPC ' Council Tax 'FD' Freehold. NO CHAIN

**FALFIELD** With great access to the M5 at junction 14, Falfield has a population of approximately 760 people. The village has a pub, a village store, including post office and a church and village hall. On the outskirts of the village is The Gables Hotel. Schools include those in Thornbury, Alveston and also Wotton under Edge.

**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)

Springwell House Whitfield WOTTON-UNDER-EDGE GL12 8DS	Energy rating <b>F</b>	Valid until: 14 July 2034
		Certificate number: 9724-3039-1203-7234-9200

Property type	Detached house
Total floor area	202 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. 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		72 C
55-68	D		
39-54	E		
21-38	F	37 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.