

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- EXTENDED CHARACTER COTTAGE
- TWO RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- TWO BATHROOMS
- FOUR BEDROOMS

- GARAGE, STORE AND AMPLE PARKING
- SUPER LARGE GARDEN PLUS EXTRA AVAILABLE FOR RENT SUBJECT TO AGREEMENT BY ALL PARTIES
- OIL CENTRAL HEATING AND SEPTIC TANK
- COUNCIL TAX 'D' EPC 'D' FREEHOLD AND NO CHAIN



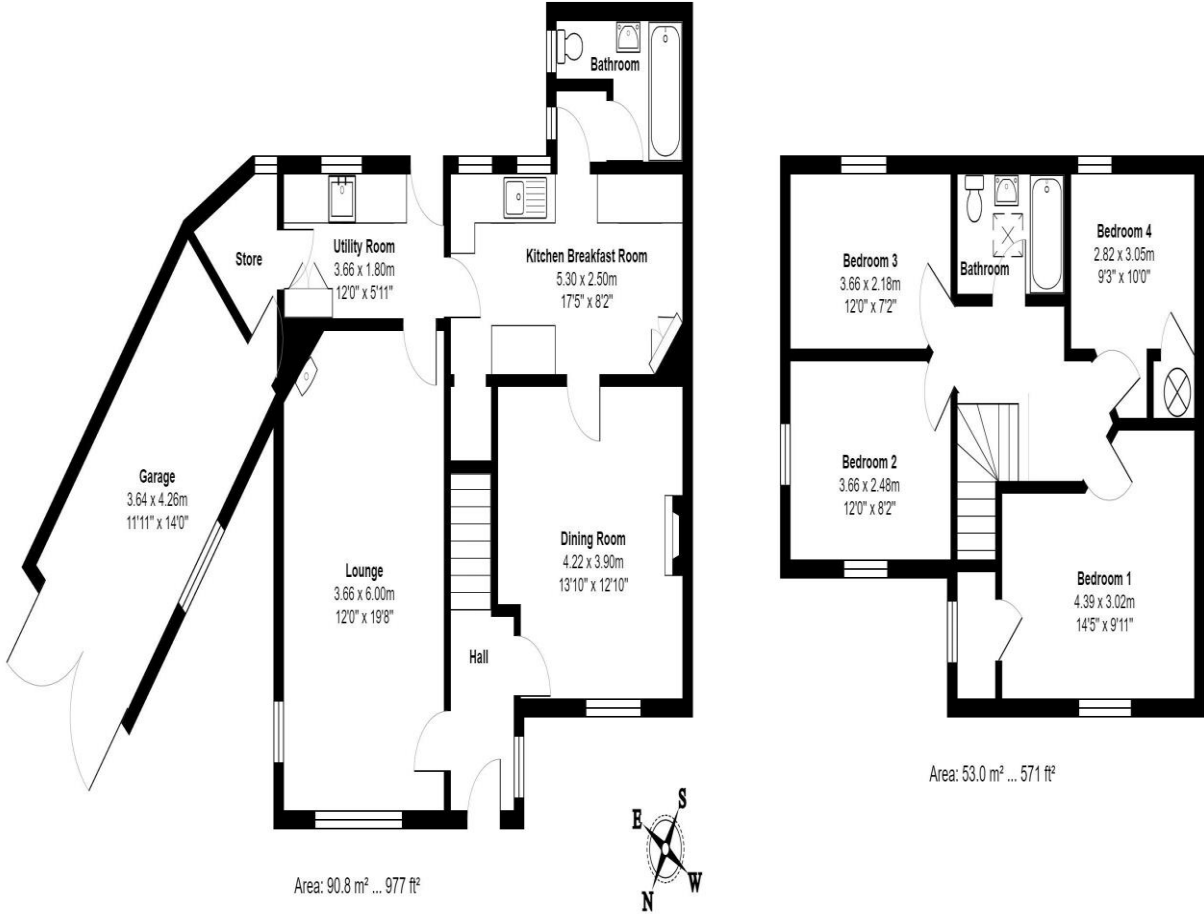
1 PARK COTTAGE  
GAMBRIL LANE  
FALFIELD  
GL12 8DR

GUIDE PRICE £465,000

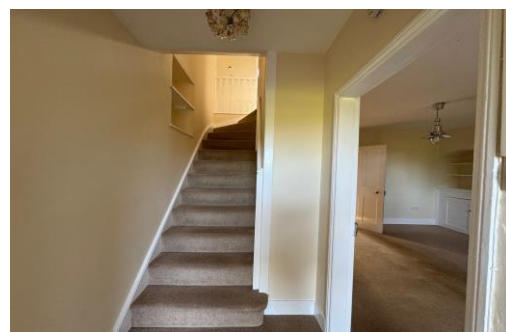


Situated at the top of a No Through Road and previously owned by The Tortworth Estate is this Delightful Country Cottage. It offers flexible accommodation with Kitchen/Breakfast Room,. Utility Room, Two Reception Rooms, Ground Floor Bathroom and Four Bedrooms plus Upstairs Bathroom. Garage and store. The garden is large with mature fruit trees and the bottom half of the garden has been rented from the Estate, since the current owners bought the house , which could possibly continue, subject to all parties agreeing. Off Road Parking and wooden Sheds. Oil CH and Septic Tank. Freehold Tax 'D' and EPC 'D' 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 and a very popular Farm Shop and Cafe. Schools include those in Thornbury, Alveston and also Wotton under Edge



Area: 53.0 m² ... 571 ft²



# Energy Performance Certificate

1 Park Cottages, Gambriel Lane, Falfield, WOTTON-UNDER-EDGE, GL12 8DP

**Dwelling type:** Semi-detached house  
**Date of assessment:** 09 January 2020  
**Date of certificate:** 09 January 2020

**Reference number:** 8009-0816-8922-3206-0903  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 126 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


**Estimated energy costs of dwelling for 3 years:**

**£ 3,102**

**Over 3 years you could save**

**£ 825**

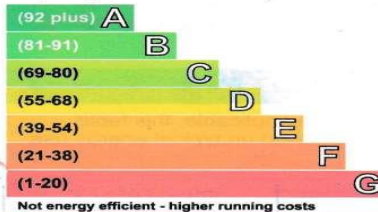
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 288 over 3 years	
Heating	£ 2,220 over 3 years	£ 1,701 over 3 years	
Hot Water	£ 498 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 3,102</b>	<b>£ 2,277</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
61	97

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 408
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 147
3 Low energy lighting for all fixed outlets	£30	£ 84

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## 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.