

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SOUGHT AFTER LOCATION
- INDIVIDUAL DETACHED BUNGALOW
- TWO RECEPTIONS PLUS CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- THREE/FOUR BEDROOMS
- DOUBLE GARAGE AND DRIVEWAY
- SUNNY LEVEL ENCLOSED GARDEN
- IDEAL FOR UPDATING ETC.
- FREEHOLD EPC 'D' COUNCIL TAX 'D'
- NO CHAIN

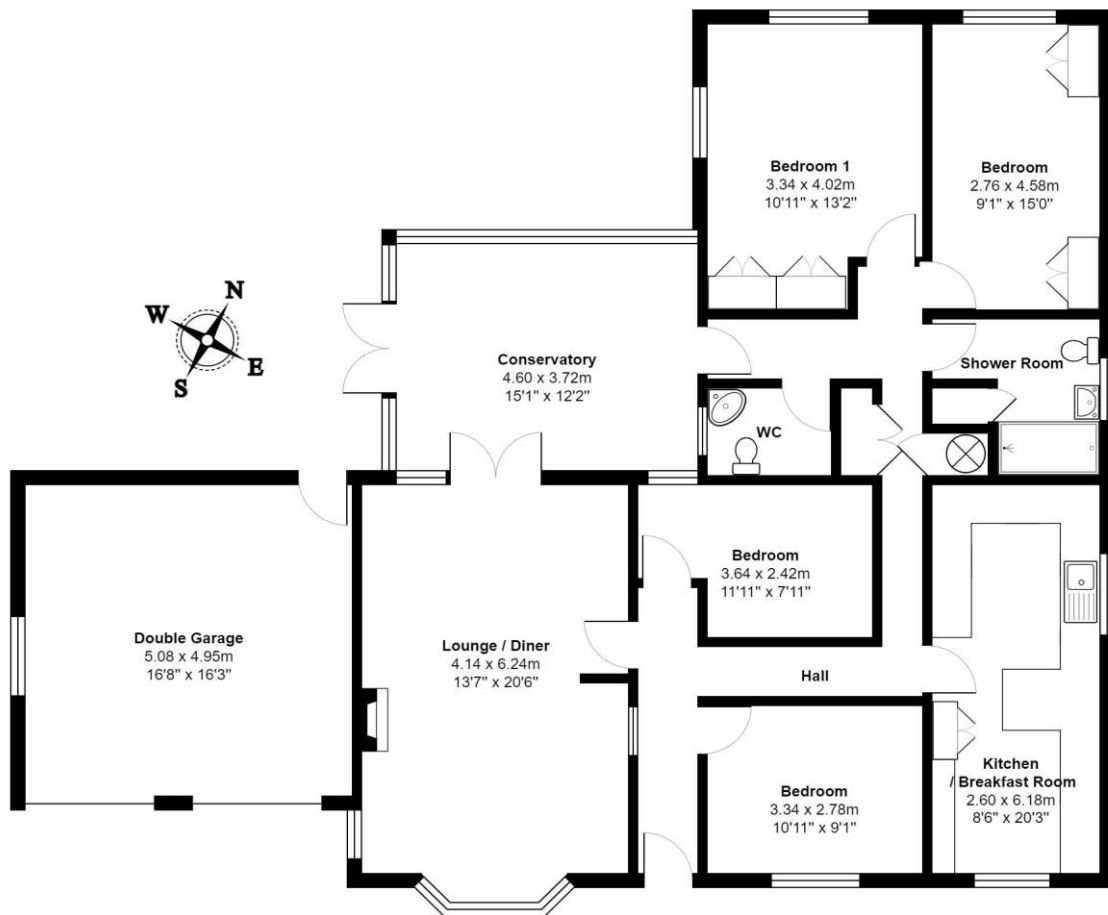


SUNNYHOLM
THE DOWN
OLD DOWN, TOCKINGTON
BS32 4PU

GUIDE PRICE £595,000

A rare opportunity to purchase this Detached Bungalow with Double Garage in need of Updating on a level sunny plot. The accommodation comprises Lounge/Dining Room, Conservatory, Bedroom 4/ Internal Study, Kitchen/Breakfast Room, Three Bedrooms, Shower Room and Seperate WC. The is also an attached Double Garage and Driveway to the front. The Enclosed rear garden has been landscaped with greenhouse and side access to front. EPC 'D' COUNCIL TAX 'E' AND FREEHOLD NO CHAIN

OLVESTON, TOCKINGTON AND OLD DOWN These three villages, with a combined population of approximately 2000, remain amongst the most popular villages in our area. In Olveston, there are several village shops including a baker, general store and a post office and there are pubs in each of the villages. There is also a village school in Olveston as well as a highly regarded prep school, (age2-13) Tockington Manor School, on the edge of Tockington. The villages also have excellent communications links, as well as access to Thornbury and its amenities.



Area: 161.0 m² ... 1733 ft²



Energy performance certificate (EPC)

Sunnyholm The Down Old Down BRISTOL BS32 4PU	Energy rating D	Valid until: 25 September 2034
		Certificate number: 2552-3042-4201-7784-2204

Property type	Detached bungalow
Total floor area	115 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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.