

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- UNIQUE OPPORTUNITY TO PURCHASE TWO CONNECTING COTTAGES
- IN TOTAL FOUR RECEPTIONS
- TWO KITCHENS
- SIX BEDROOMS AND TWO BATHROOMS
- INTERCONNECTING COTTAGE GARDENS
- IDEAL FOR MULTI GENERATIONAL FAMILY
- PERFECT FOR DIVIDING BACK INTO TWO
- EPC 'D' AND 'E' COUNCIL TAX COMBINED 'E' FREEHOLD



19-21  
ST. JOHN STREET  
THORNBURY  
BS35 2AU

GUIDE PRICE £535,000

Situated in a Conservation area of Thornbury is this very unusual home which is ideal for today's Multi Generational Families - The present owners lived in No 19 for many years and the opportunity came up to purchase next door, so they have knocked through on the Ground Floor but left the 1st Floor of the two properties independent. Therefore any potential buyer could separate them again but still have family close - plenty of scope to suit most families. Lovely interconnecting long cottage gardens and walking distance of most of Thornbury's amenities. EPC 'E' and 'D' Council Tax FREEHOLD

**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, Arts Festival, Theatre Groups and much more....







Energy performance certificate (EPC)			
21 St. John Street Thornbury BS35 2AU	Energy rating <b>D</b>	Valid until:	9 February 2032
		Certificate number:	0510-2270-2020-2592-9065

Property type	Mid-terrace house
Total floor area	95 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.

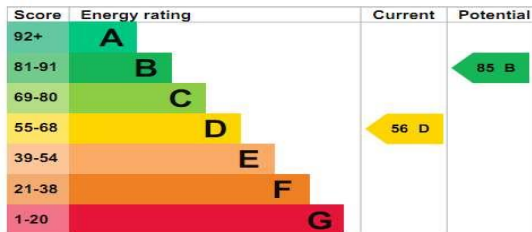
[See how to improve this property's energy efficiency.](#)

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.