

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- IMMACULATE INDIVIDUAL DETACHED HOME - CENTRAL VILLAGE LOCATION
- FLEXIBLE LARGE MODERNISED ACCOMMODATION
- LARGE LIGHT HALL AND LANDING
- REFITTED KITCHEN/BREAKFAST ROOM
- TWO/THREE RECEPTIONS
- TWO LARGE BEDROOM SUITES
- FURTHER BEDROOM WITH EN SUITE
- TWO OTHER DOUBLE BEDROOMS/STUDY
- LARGE DOUBLE/TRIPLE GARAGE AND AMPLE PARKING.
- FREEHOLD AND FREE COUNCIL TAX 'G' EPC 'C'
- HIGHLY RECOMMENDED

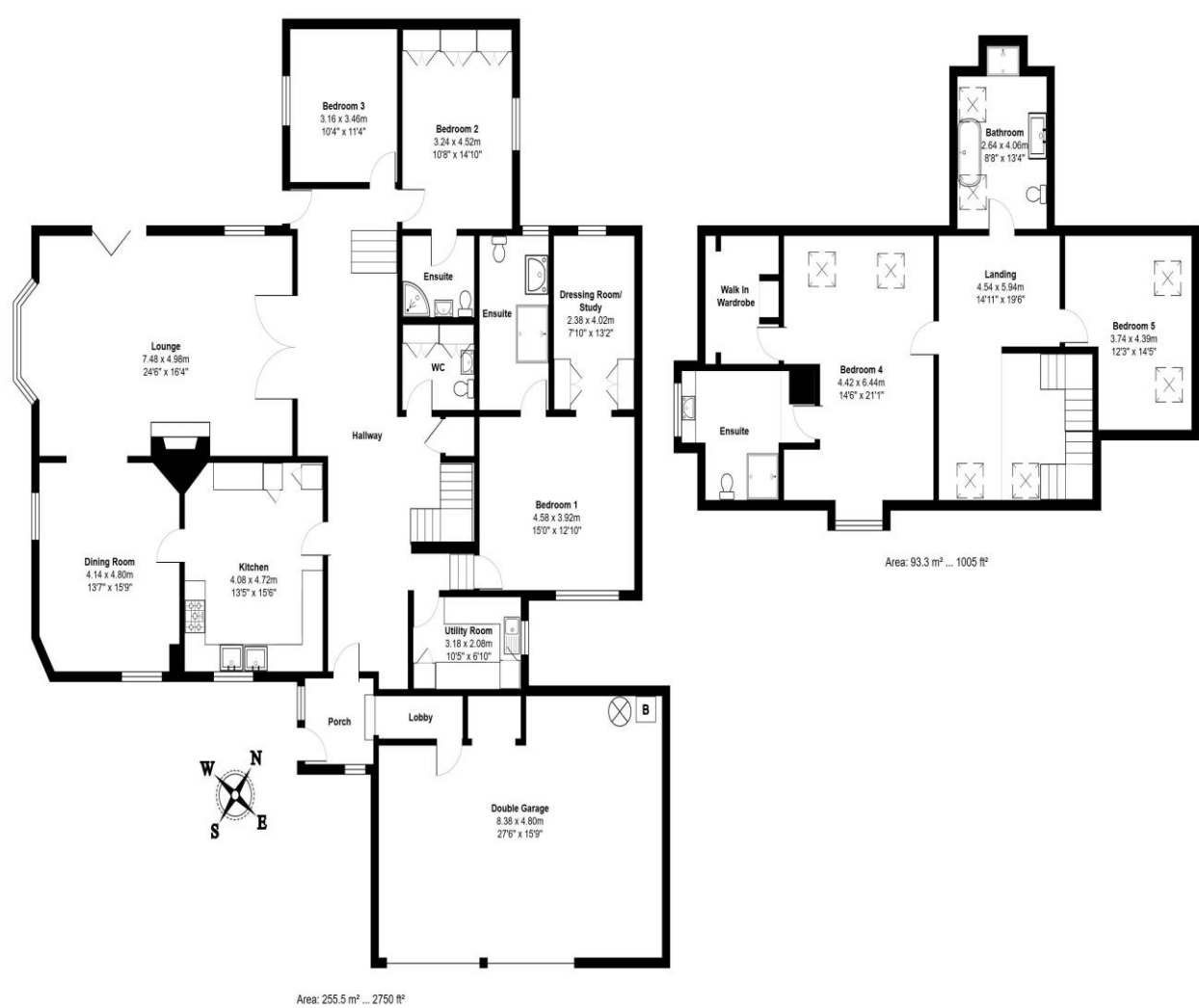


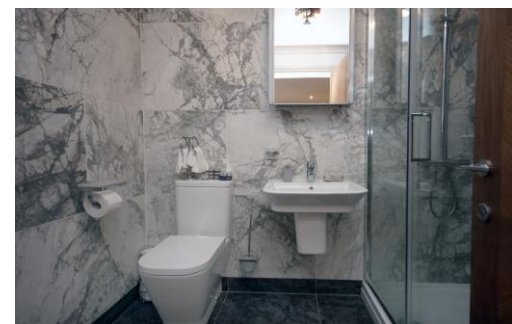
ROCK RIDGE
THE STREET
OLVESTON
BS35 4DA

GUIDE PRICE £1,200,000

A Superb Immaculate large family home set in manageable gardens, in the centre of this much sought after village. The property has been upgraded and improved by the present owners to a high standard and offers very flexible accommodation to suit all requirements. The accommodation comprises of a very Impressive Light Airy Hallway which leads to Kitchen/Breakfast Room, Lounge, Study/Bedroom , Utility Room, Cloakroom, Master Bedroom Suite with Dressing Room/Study and En Suite Shower Room, Bedroom 2 with En Suite Shower Room and then upstairs to a very large light Landing leading to Guest Bedroom with Dressing Room and En Suite plus another Double Bedroom and Large Family Bathroom. The property also benefits from Electric double gates leading to a very Large Double/Triple Garage and ample parking. **HIGHLY RECOMMENDED.** COUNCIL TAX 'G' EPC 'C' **FREEHOLD AND FREE**

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 is an 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. These sought after villages remain very popular because of their good communication links plus the added advantage of being close to Thornbury and other social amenities such as Golf Links, The Wave and good leisure centres, excellent restaurants, not to mention the added benefit of good hospitals etc.





Energy performance certificate (EPC)

Rock Ridge The Street Olveston BRISTOL BS35 4DA	Energy rating C	Valid until: 26 November 2034
		Certificate number: 9340-2296-8490-2424-0435

Property type

Detached house

Total floor area

295 square metres

Rules on letting this property

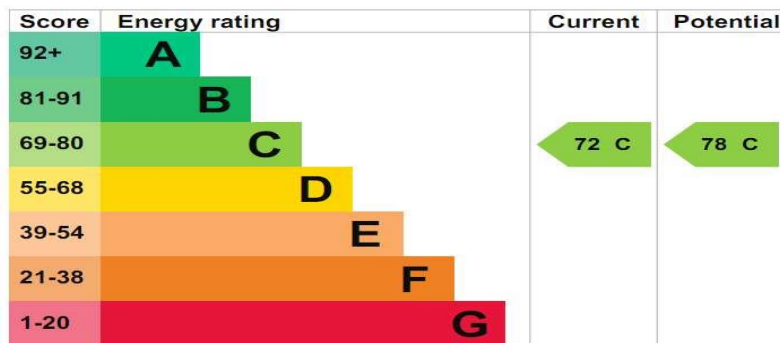
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

[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

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.