

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED ON CASTLE SIDE OF THORNURY
- LINK DETACHED HOME
- LOUNGE AND DINING AREAS
- KITCHEN
- REAR LOBBY AND CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- LEVEL ENCLOSED REAR GARDEN
- COUNCIL TAX 'D' EPC 'D' FREEHOLD AND FREE
- NO CHAIN

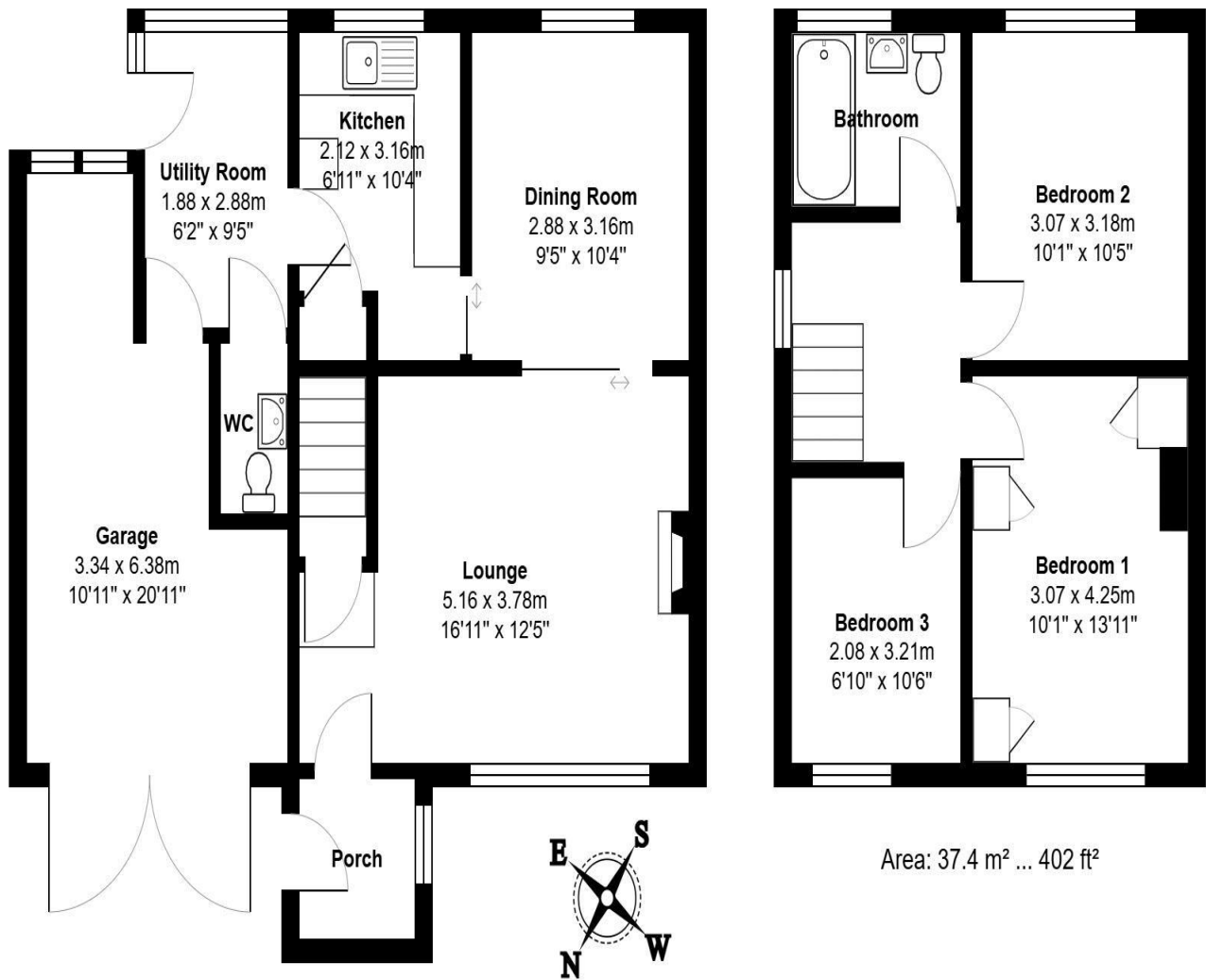


39 SEVERN DRIVE
THORNBURY
BRISTOL
BS35 1EU

£365,000

Situated on the Castle Side of Thornbury is this Front Approach Link Detached Home. The property has been much loved but is now ready for its new chapter. The accommodation includes, Lounge Area, Dining Area, Kitchen, Rear Lobby and Cloakroom, Three Bedrooms, Family Bathroom plus Integral Garage and Good Size level enclosed Rear Garden. NO CHAIN. EPC 'D' COUNCIL TAX BAND 'D' FREEHOLD AND FREE

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, The Mundy Playing fields, 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)

39 Severn Drive Thornbury BRISTOL BS35 1EU	Energy rating D	Valid until: 25 March 2035
		Certificate number: 0380-2226-2470-2325-7881

Property type	Detached house
Total floor area	77 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		73 C
55-68	D	58 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.