

# BONDS *of* THORNBURY

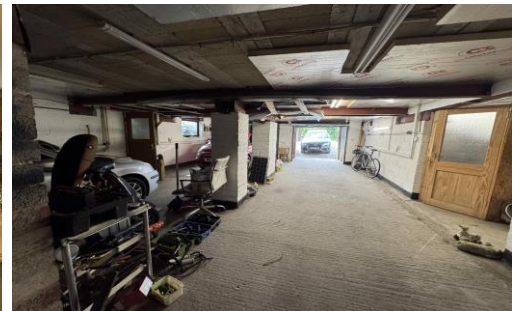
INDEPENDENT ESTATE AGENTS

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- SITUATED IN THIS POPULAR COMMUTOR VILLAGE
- CAR ENTHUSIASTS DREAM - SIX CAR GARAGING! PLUS
- LARGE STORE ROOM , OFFICE AND AMPLE PARKING
- SPACIOUS FOUR BEDROOMED HOME
- FOUR RECEPTION ROOMS
- UTILITY ROOM AND CLOAKROOM
- HUGE ENTERTAINING COVERED DECKING
- LOVELY LANDSCAPED GARDEN
- COUNCIL TAX 'E' EPC 'D' FREEHOLD AND RENTS PIECE OF GARDEN TO SIDE
- VIEWING RECOMMENDED



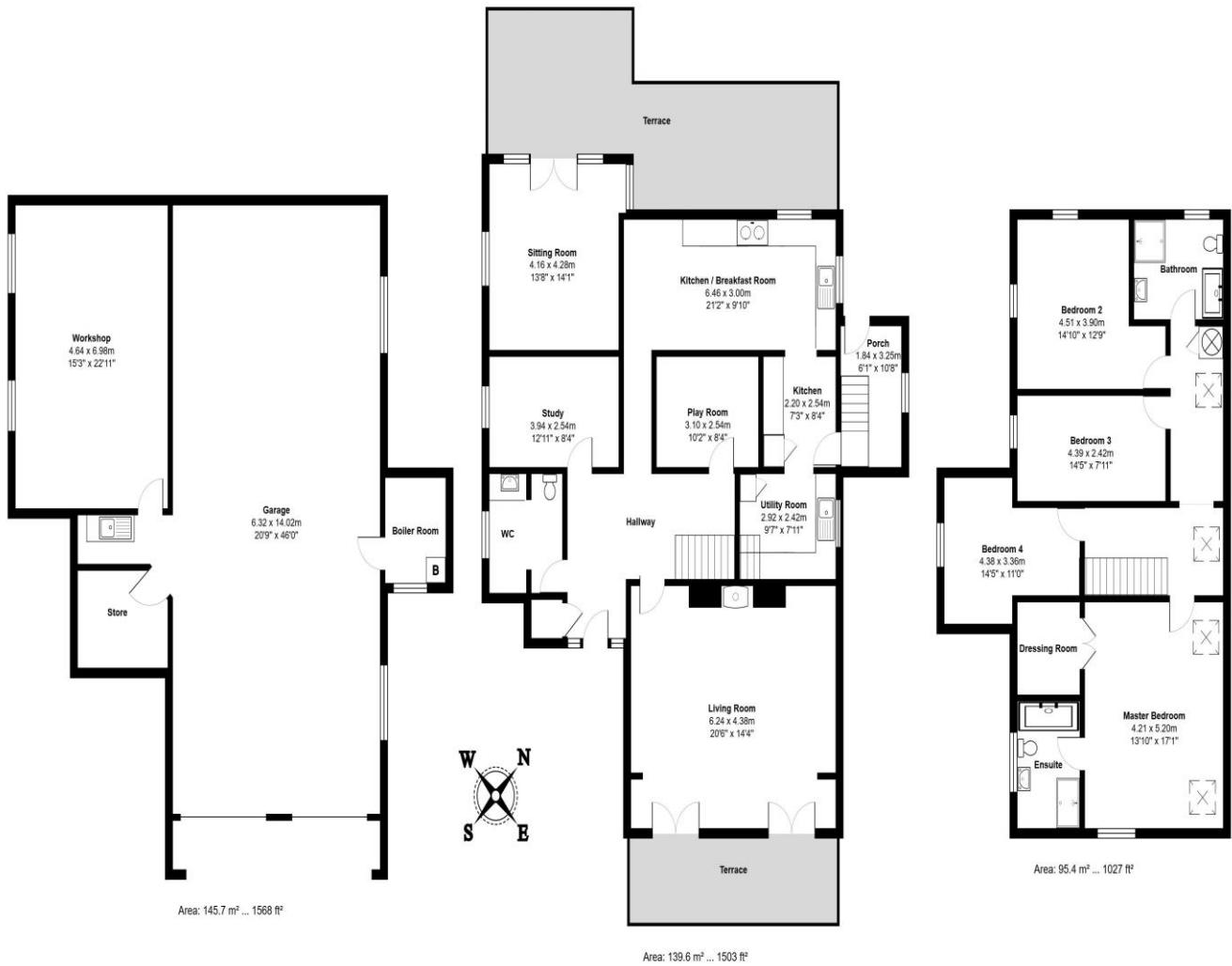
THE PUMP HOUSE,  
SANDY LANE  
AUST

GUIDE PRICE £825,000

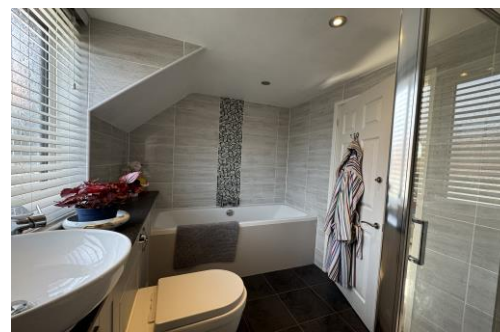
Situated in this popular commuter village is this impressive Family Home with Flexible accommodation. The property also benefits from a **SIX CAR GARAGE, BIG STORE ROOM AND OFFICE UNDERNEATH THE PROPERTY** plus plenty of parking. The main house has Four Receptions, Large Kitchen/Dining Room plus Aga, Utility Room and Cloakroom ,Master Bedroom with En Suite and Dressing Room, Three Further Bedrooms plus Family Bathroom and Covered Entertaining Deck Area to the Rear overlooking the G arden and Veranda/Decking to the Front . **RECOMMENDED.** EPC 'D' Council Tax Band 'D' Freehold and The Owners have always rented part of the side garden since having the house built.

**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 a 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 some good hospitals etc.

**AUST** This great commuters village is close to motorway connections all over the country and has its own Church and Local pub as well as being within striking distance of Olveston and Thornbury.







# Energy performance certificate (EPC)

The Pump House Sandy Lane Aust BRISTOL BS35 4AU	Energy rating <b>D</b>	Valid until: <b>8 April 2035</b>
		Certificate number: <b>0360-2461-3440-2905-3885</b>

Property type	Detached house
Total floor area	234 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.