

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED ON SMALL DESIRABLE RETIREMENT COMPLEX
- CLOSE TO BUS ROUTES AND HEALTH CENTRE
- LOUNGE/DINER
- TWO BEDROOMS
- FITTED KITCHEN AND BATHROOM
- COMMUNAL SAFE ENCLOSED REAR GARDENS
- LEASEHOLD 99 YEARS RENEWABLE SERVICE CHARGE 2741.19 COUNCIL TAX 'B' EPC 'C'
- NO CHAIN

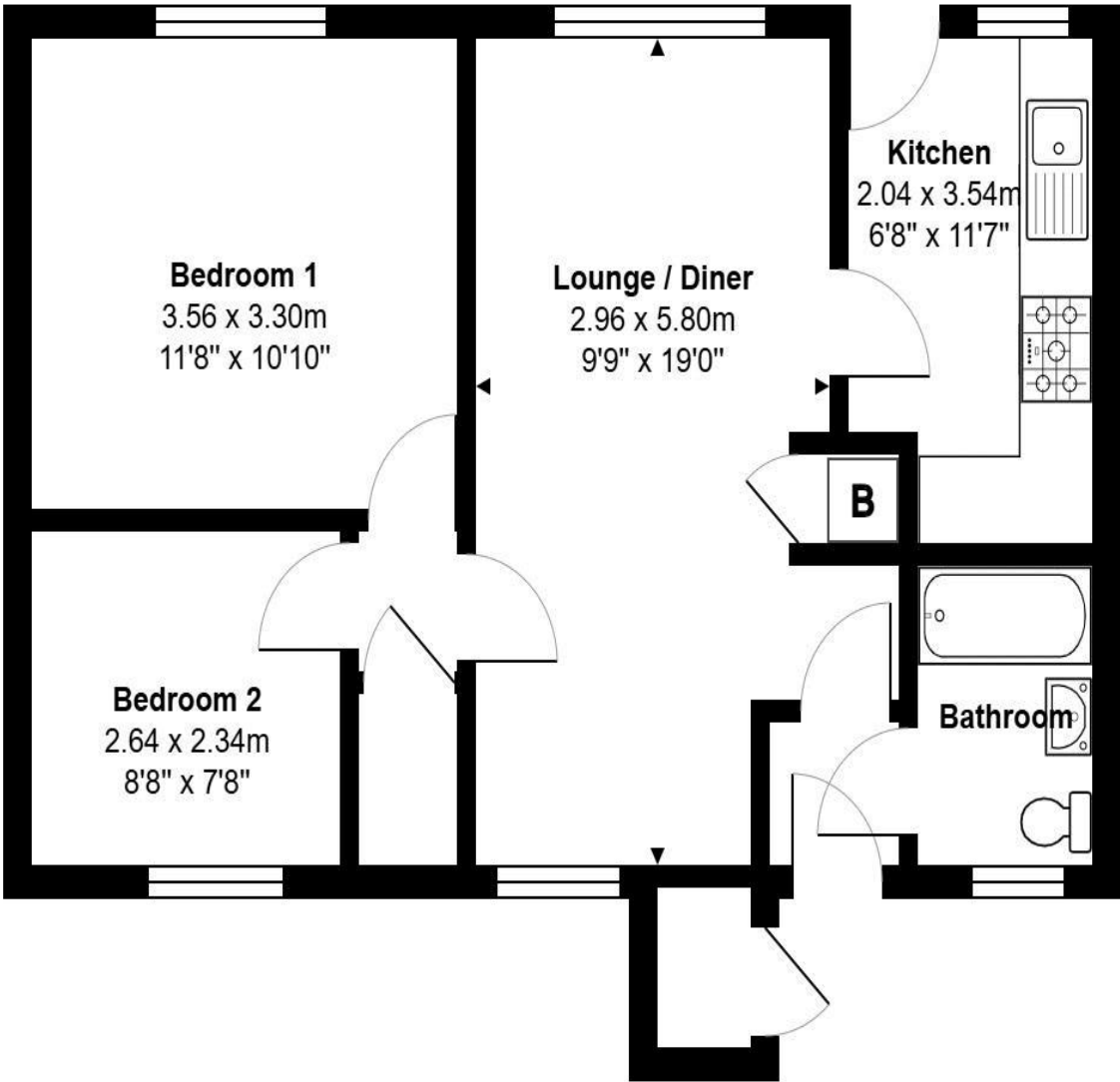


12 DAVIS COURT  
THORNBURY

GUIDE PRICE £212,000

Situated on this Small Desirable Retirement Complex in a quiet part is this tidy TWO bedroomed bungalow close to bus stops and Health Centre. The accommodation comprises of Lounge/Diner, Fitted Kitchen, Bathroom, Double Bedroom facing the rear, Second Bedroom to front, Inner Hall with large storage cupboard. Communal Parking and a Small seating area outside the back door, leading around to safe communal gardens. There is an on site Manager who looks after the running of the site. Leasehold 99 years renewable EPC 'C' Council Tax 'B' Service charge £2741.19

**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.



Area: 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup>





Details approved without alteration.....

Details approved with alteration.....

Fixtures and fittings in details included in sale.....

Date.....

# Energy performance certificate (EPC)

12 Davis Court Eastland Road Thornbury BRISTOL BS35 1DP	Energy rating <b>C</b>	Valid until: <b>14 April 2035</b>
		Certificate number: <b>0735-1324-0400-0625-9296</b>

**Property type** Mid-terrace bungalow

**Total floor area** 50 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 B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 <b>B</b>
69-80	<b>C</b>	72 <b>C</b>	
55-68	<b>D</b>		
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.