

BONDS *of* THORNBURY

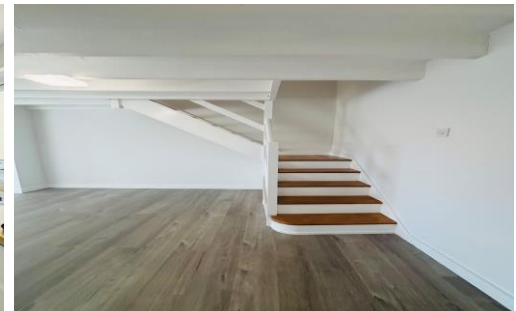
INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe

Tel No: 01454 858007



- DETACHED VILLAGE COTTAGE
- RECENTLY UPDATED
- REFITTED KITCHEN
- LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- NEW DOUBLE GLAZING
- GARDEN AREA TO THE FRONT
- NEW FLOORING THROUGHOUT
- NEW GARDEN SHED
- EPC 'D' COUNCIL TAX 'C' FREEHOLD.
- NO CHAIN



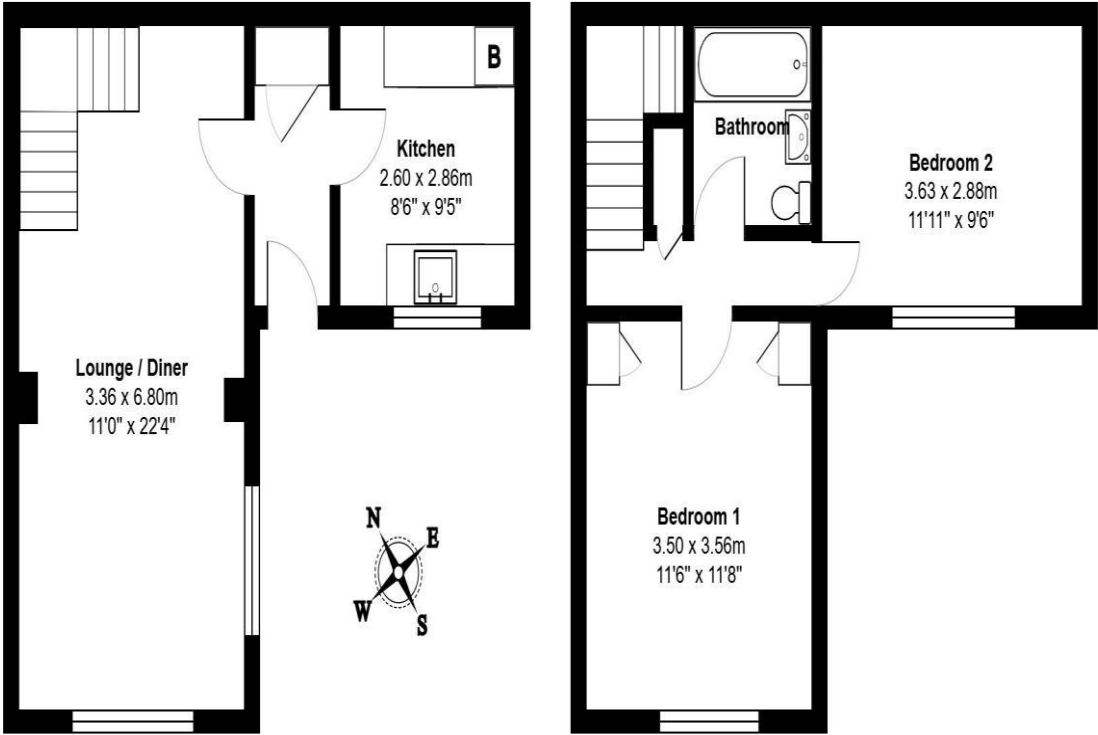
MYRTLE COTTAGE
ELBERTON ROAD
OLVESTON
BS35 4DB

£305,000

Situated in the very popular village of Olveston within easy access to Wales and Bristol City Centre is this **DETACHED** cottage, which has been renovated. The accommodation includes **Refitted Kitchen, Lounge/Diner, Two Double Bedrooms, Bathroom, and Manageable Garden to the Front.** There is Gas Central heating, new Double Glazing, new Flooring throughout and Outside Storage Shed. There is parking on the street by the property. **NO CHAIN. EPC 'D' COUNCIL TAX BAND 'C'**

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.



Area: 34.1 m² ... 367 ft²

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Energy performance certificate (EPC)

Myrtle Cottage Elberton Road Olveston BRISTOL BS35 4DB	Energy rating D	Valid until: 15 May 2035
		Certificate number: 9858-3050-5205-6475-3200

Property type Detached house

Total floor area 67 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 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.