

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED IN A VERY POPULAR SMALL CUL DE SAC
- MID TERRACE CLOSE TO TOWN CENTRE
- TWO PARKING SPACES
- LOUNGE
- DINING AREA AND KITCHEN
- THREE BEDROOMS
- BATHROOM
- NO CHAIN
- EPC RATING 'C' COUNCIL TAX 'C' FREEHOLD

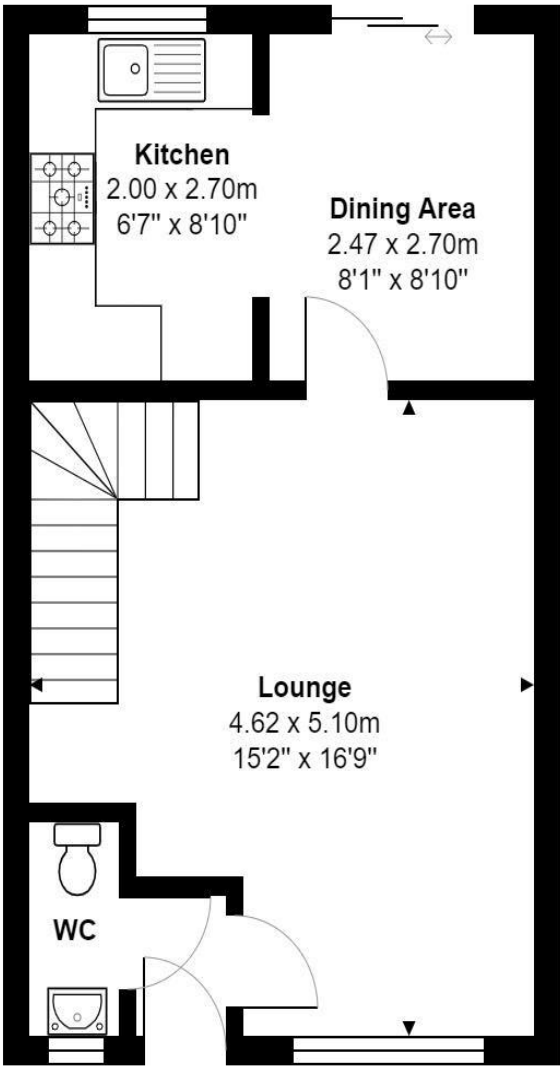


9 SAWMILL LANE  
THORNBURY  
BS35 2NZ

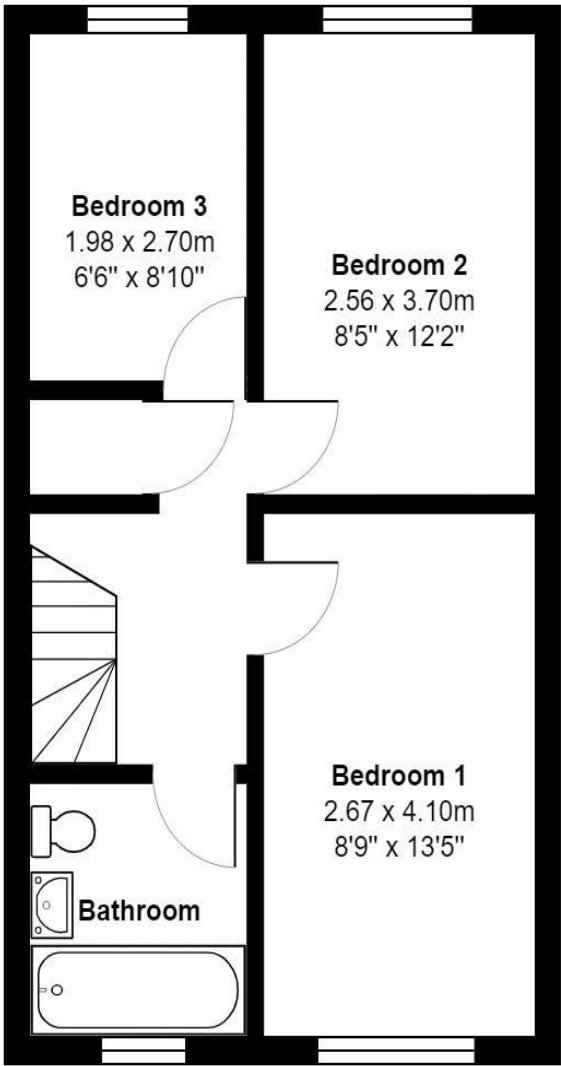
GUIDE PRICE £325,000

Situated in a small cul de sac not far from the High Street is this mid terraced property. The accommodation comprises lounge, dining area, fitted kitchen, cloakroom, three bedrooms, bathroom, gas central heating. Two parking spaces. Enclosed small rear garden. NO CHAIN EPC 'C' Council Tax 'C' Freehold.

**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, 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: 37.7 m<sup>2</sup> ... 406 ft<sup>2</sup>



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Energy performance certificate (EPC)		
9 SAW MILL LANE THORNBURY BRISTOL BS35 2NZ	Energy rating <b>C</b>	Valid until: <b>3 August 2031</b> Certificate number: <b>0244-3008-3208-5409-6204</b>
Property type		Mid-terrace house
Total floor area		73 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 current 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+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	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

### 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.