

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SMALL CUL DE SAC LOCATION
- EXTENDED DETACHED HOUSE
- REFITTED KITCHEN/DINER/LIVING ROOM
- SITTING ROOM
- CLOAKROOM AND REFITTED SHOWER ROOM
- ENCLOSED SUNNY REAR GARDEN
- GARAGE AND DRIVEWAY
- NO CHAIN
- EPC 'D' COUNCIL TAX 'D' FREEHOL

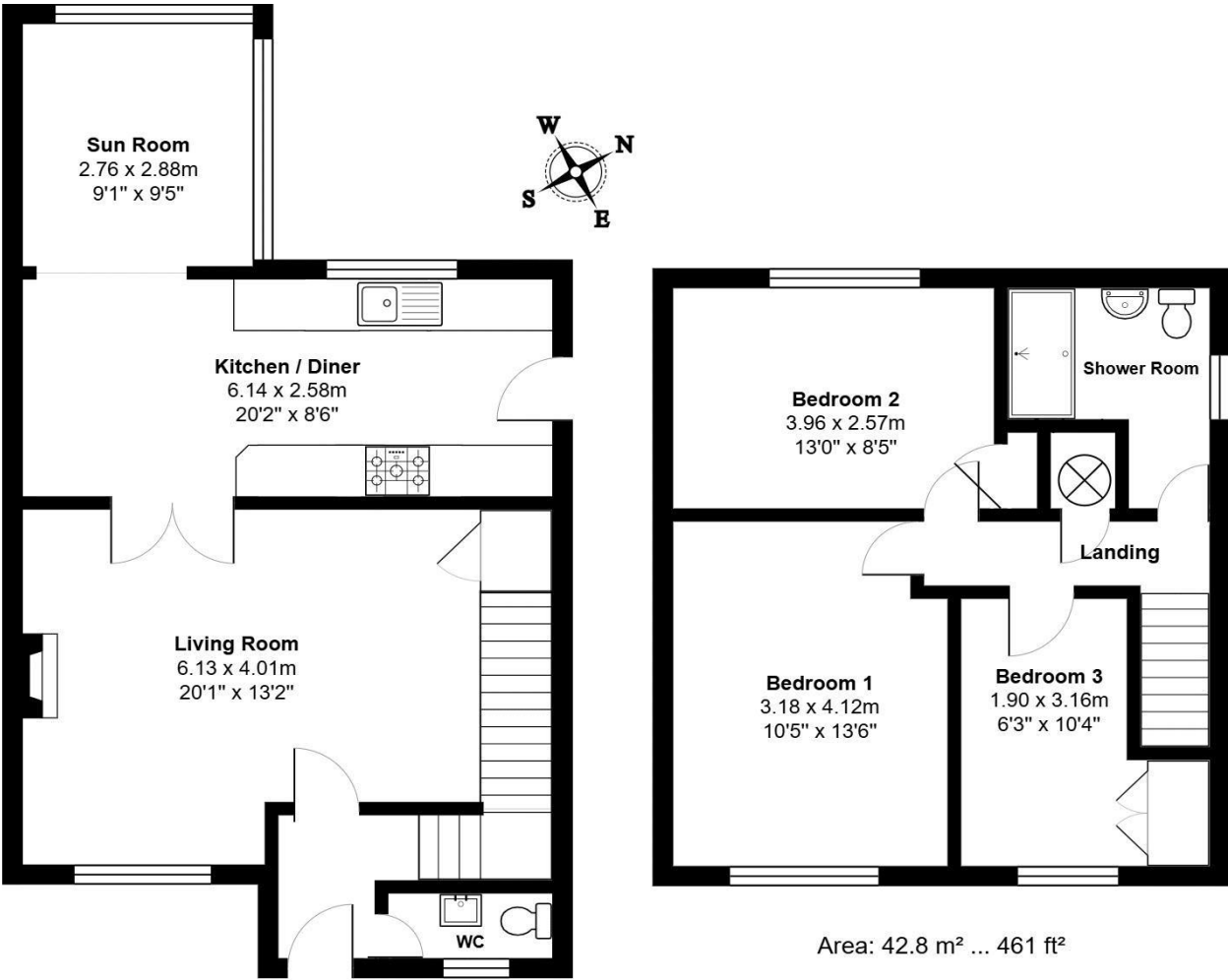


54 SWALLOW PARK
THORNBURY
BRISTOL
BS35 1LT

GUIDE PRICE £400,000

Situated in a small cul de sac is this **EXTENDED** Detached home with lovely enclosed garden. The property offers, Cloakroom, Reception Vestibule, Lounge, Refitted Kitchen/Diner/Living Room, Three Bedrooms, Re-fitted Shower Room (previously Bathroom). Attached Garage and Driveway for two cars. **NO CHAIN . EPC 'D' COUNCIL TAX BAND 'D' 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, 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)			
54, Swallow Park Thornbury BRISTOL BS35 1LT	Energy rating D	Valid until:	5 March 2026
		Certificate number:	8096-7027-4610-2324-6906

Property type	Detached house
Total floor area	88 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		85 B
69-80	C		
55-68	D	55 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.