

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- TWICE EXTENDED DETACHED FAMILY HOME
- SMALL CUL DE SAC CASTLE SIDE OF TOWN
- THREE RECEPTIONS AND GF BEDROOM
- KITCHEN/DINER
- UTILITY ROOM AND CLOAKROOM
- FOUR DOUBLE BEDROOMS UPSTAIRS
- FAMILY BATHROOM WITH SHOWER
- GARAGE AND PLENTY OF PARKING
- GARDEN TO ALL SIDES
- COUNCIL TAX 'D' EPC 'C' FREEHOLD
- NO CHAIN



10 MILLFIELD
THORNBURY
BRISTOL
BS35 1JL

OFFERS IN EXCESS OF
£550,000

Situated in one of the most Sought after cul de sacs on The Castle side of Thornbury is this Twice Extended Family Home looking for its next growing family to make their mark. The Accommodation includes Lounge, Family Room , Kitchen/Diner, Utility Room, Office/ Bedroom 5 on GF. Four further Double Bedrooms, Family Bathroom/Shower Room, Garage and Garden to ALL three sides. Ample Parking . Gas CH. Double Glazing. Freehold . Council Tax 'D' EPC 'C'

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)

10 Millfield Thornbury BRISTOL BS35 1JL	Energy rating C	Valid until: 13 July 2035
		Certificate number: 4535-9323-8200-0054-5296

Property type Detached house

Total floor area 157 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 C.

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

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.