

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- WELL SITUATED OVERLOOKING GREEN AREA
- THREE STOREY TOWN HOUSE
- GARAGE AND PARKING
- KITCHEN/DINING/LIVING ROOM
- STUDY AND CLOAKROOM ON GF
- LOUNGE/BEDROOM 4 ON FF
- FAMILY BATHROOM
- MASTER BEDROOM WITH EN SUITE
- TWO FURTHER DOUBLE BEDROOMS
- EPC 'B' COUNCIL TAX 'D' FREEHOLD
- MAINTENANCE CHARGE £187.02 PA

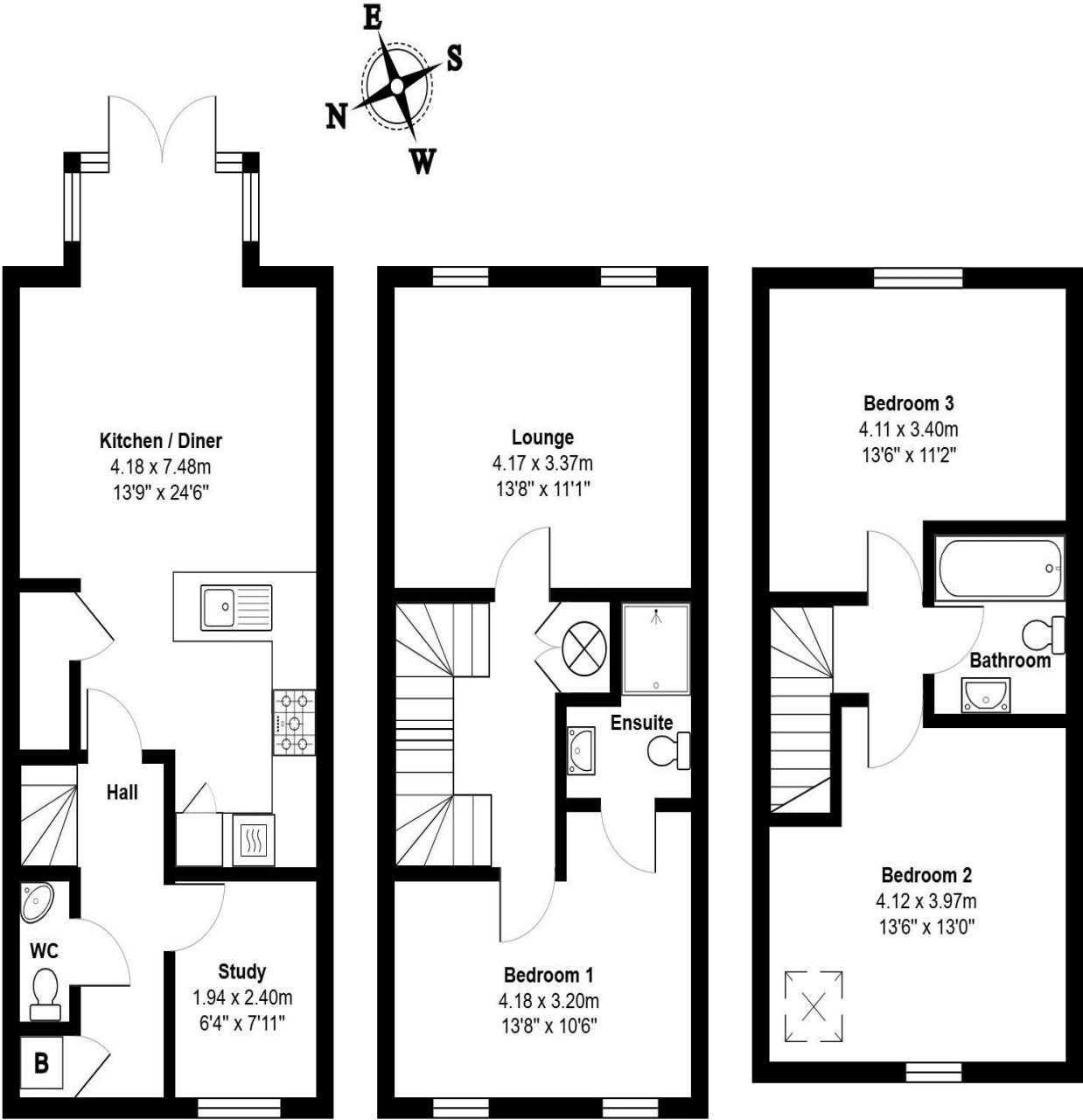


40 HARVEST WAY
THORNBURY
BRISTOL
BS35 1AL

GUIDE PRICE £395,000

Situated on the edge of Thornbury and overlooking Green Space is this flexible, well designed property with the added benefit of garage and parking. The accommodation is over three floors, on the ground floor is Cloakroom, Study and large Living/Dining/Kitchen, the on the first floor they have a Lounge/Bedroom 4 and Bedroom 1 with En Suite. On The second floor is Two Further Double Bedrooms and Family Bathroom. Enclosed Rear Garden. Council Tax 'D' EPC 'B' Freehold and Service Charge for Green Space Areas of around £190.00 pa

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: 39.9 m² ... 429 ft²

Area: 37.0 m² ... 399 ft²

Area: 35.4 m² ... 381 ft²



Energy performance certificate (EPC)			
40, Harvest Way Thornbury BRISTOL BS35 1AL	Energy rating B	Valid until:	7 June 2027
		Certificate number:	0754-3828-7069-9203-0795
Property type		Semi-detached house	
Total floor area		113 square metres	

Rules on letting this property

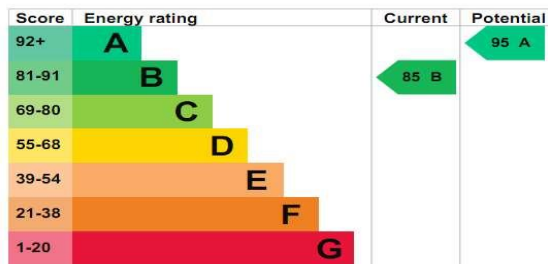
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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



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.