

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- QUIET CUL DE SAC
- LARGE DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CLOAKROOM
- FOUR DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- DETACHED GARDEN ROOM
- DOUBLE TANDEM GARAGE
- AMPLE PARKING AND ENCLOSED REAR GARDEN
- COUNCIL TAX 'D' EPC 'D' FREEHOLD - NO CHAIN



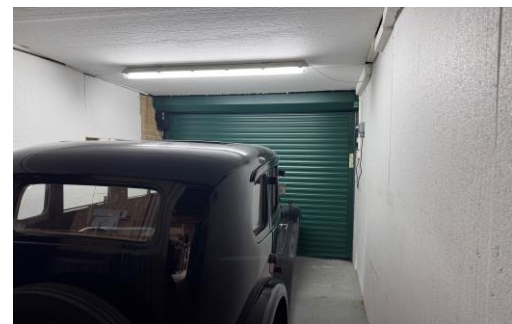
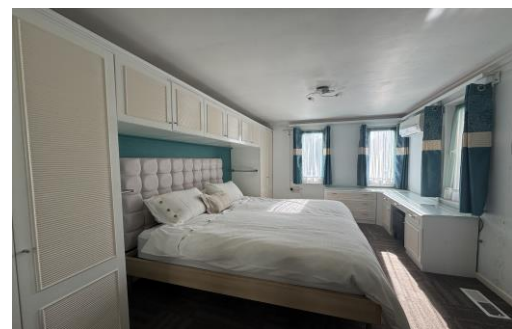
5 SOLENT WAY
THORNBURY
BRISTOL
BS35 2XD

GUIDE PRICE £400,000

A rare opportunity to purchase this much-loved family home situated in a small, quiet cul-de-sac, owned from new in 1975, and now ready for its next chapter. The accommodation comprises: entrance hallway; two reception rooms; fitted kitchen; downstairs cloakroom; four double bedrooms; family bathroom with bath and a separate double shower cubicle; superb, detached garden room; double, tandem garage with light and power, supplemented by ample driveway parking; and enclosed, low-maintenance rear garden. Hot water is provided by a gas multipoint. There are air conditioning units in the living room, the principal bedroom, and the garden room, supplying hot and cold air, but the property would benefit from a new central heating system,

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)

5 Solent Way Thornbury BRISTOL BS35 2XD	Energy rating D	Valid until: 4 September 2035
		Certificate number: 3835-2321-9500-0254-4202

Property type Detached house

Total floor area 124 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 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.