

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- CASTLE SIDE OF THORNBURY
- LINK DETACHED HOME
- LONG REAR GARDEN
- LOUNGE/DINER
- KITCHEN, REAR PORCH AND CLOAKROOM
- THREE BEDROOMS AND BATHROOM
- GARAGE AND PARKING
- IN NEED OF UPDATING
- NO CHAIN
- WITHIN TEN MINUTE WALK OF TWO PRIMARY SCHOOLS
- COUNCIL TAX 'D' EPC 'D' FREEHOLD

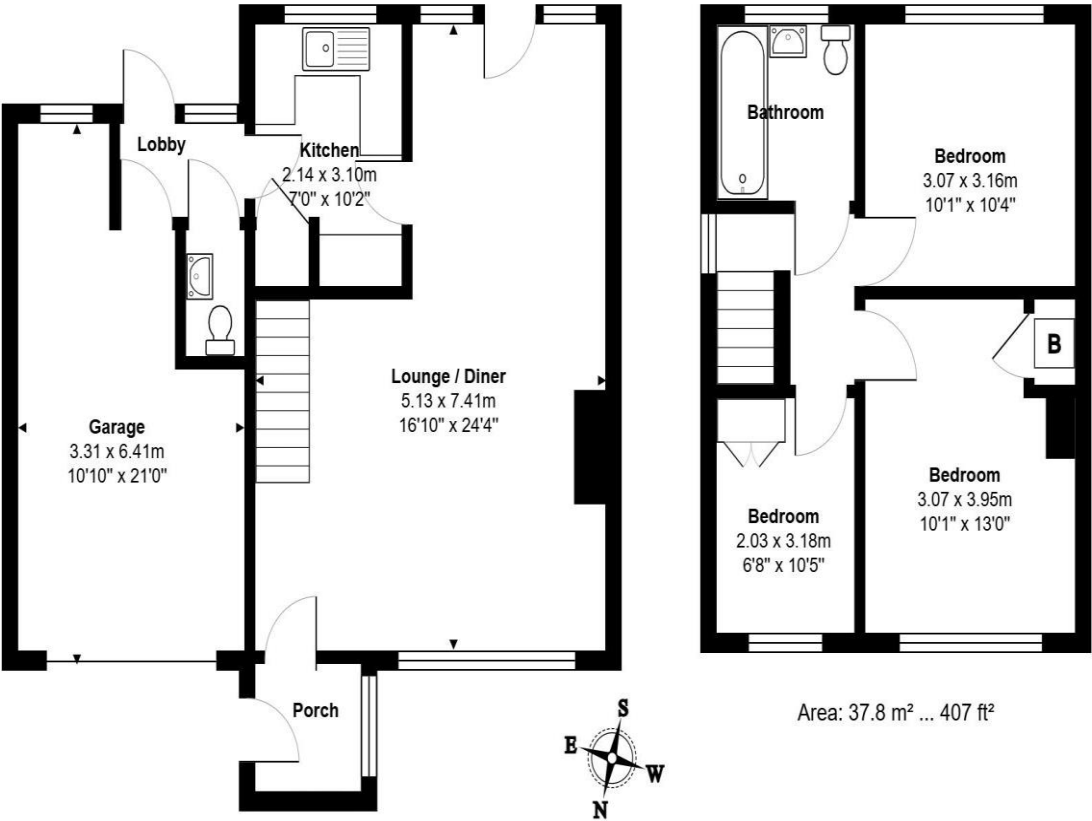


37 SEVERN DRIVE
THORNBURY
BRISTOL
BS35 1EU

GUIDE PRICE £365,000

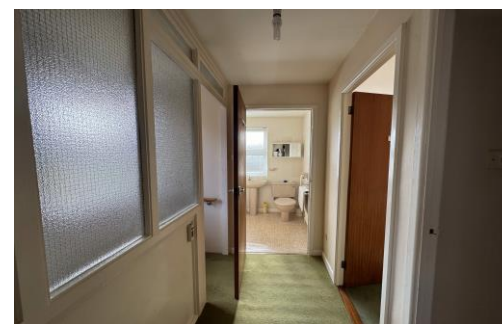
Situated on the Castle Side of Thornbury is this link Detached Family Home, walking distance of Castle School, Manor Brook and St Marys, and has been in the same family for many many years and is now ready for updating etc. The property benefits from a Long Rear Garden and offers Lounge/Diner, Kitchen, Rear Porch and Cloakroom, Three Bedrooms, Bathroom, Garage and Driveway. NO CHAIN COUNCIL TAX 'D' EPC 'D'

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: 62.2 m² ... 670 ft²

Area: 37.8 m² ... 407 ft²



Energy performance certificate (EPC)

37 Severn Drive Thornbury BRISTOL BS35 1EU	Energy rating D	Valid until: 22 September 2035
		Certificate number: 0330-2827-3510-2925-0411

Property type Detached house

Total floor area 78 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.