

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



- SITUATED JUST OFF CASTLE STREET
- IMMACULATE OVER 50'S MODERN COTTAGE MEWS STYLE
- 'L' SHAPED KITCHEN/DINER
- LOUNGE AND A CONSERVATORY
- MASTER BEDROOM WITH REFITTED LUXURY EN SUITE AND DRESSING ROOM
- TWO FURTHER BEDROOMS
- CLOAKROOM AND BATHROOM
- ENCLOSED MANAGEABLE LANDSCAPED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- EPC 'B' COUNCIL TAX 'C' FREEHOLD
- COTTAGE COMPLEX SERVICE CHARGE £1146.33

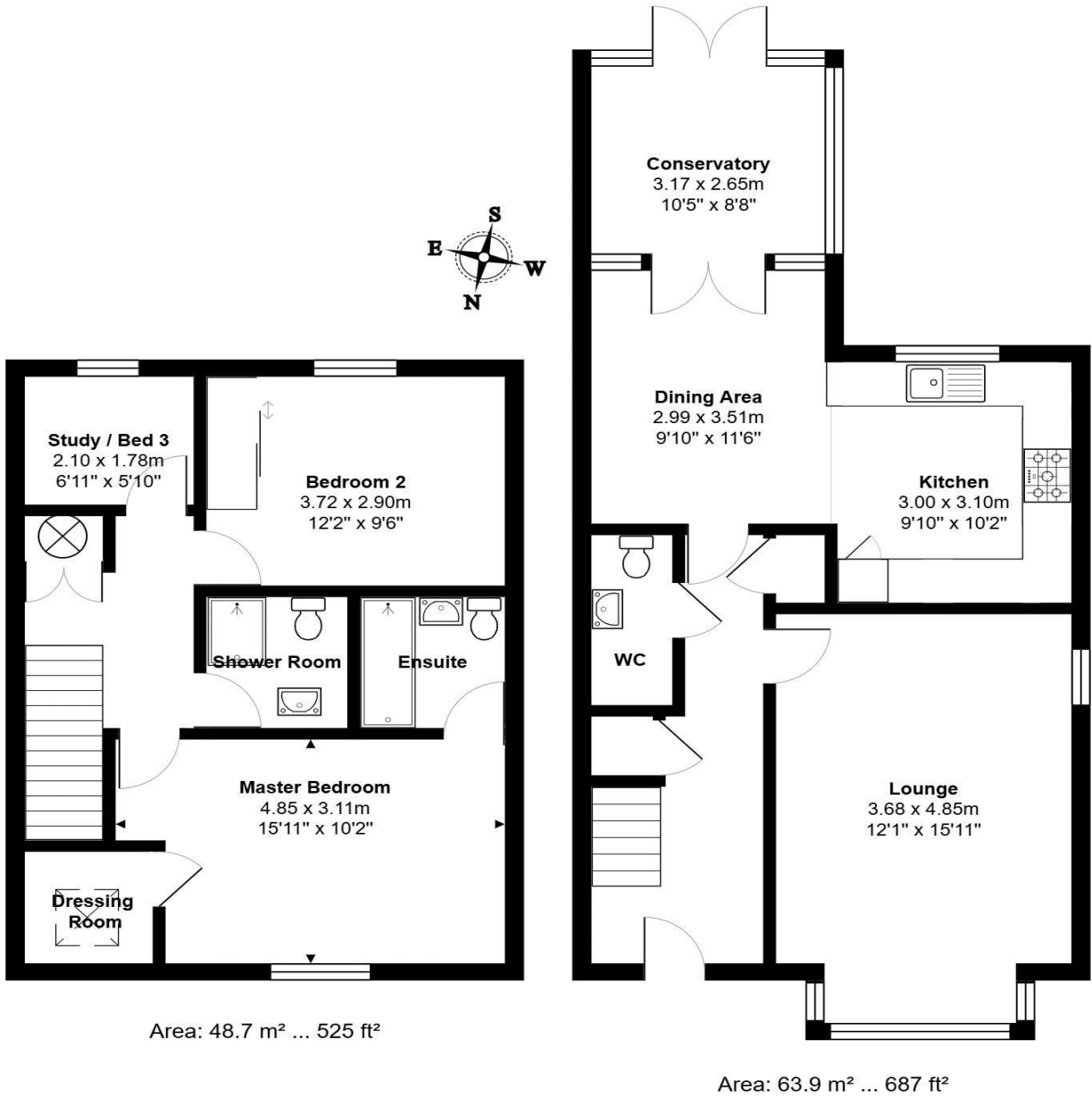


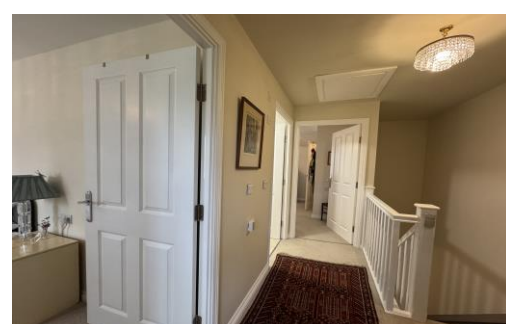
5 STOKEFIELD MEWS
THORNBURY
BS35 1BW

OFFERS IN EXCESS OF
£485,000

Situated on a private road within the sought after Churchill Retirement Complex is this superb over 50's End Terrace Mews Property. This stylish home offers the benefits of being in this Desirable Location, whilst not part of the main Retirement Development and has been tastefully updated by the present owner, with new En Suite and Cloakroom etc. Offering Spacious Accommodation and consisting of Lounge, 'L' Shaped Kitchen/Diner, Conservatory, Cloakroom, Master Bedroom with Dressing Room and Luxury En Suite, Second Double Bedroom, Bedroom 3/Study and Shower Room. Enclosed Landscaped Rear Garden. Air Source Heating and Double Glazed. Two Allocated Parking spaces (Not owned) NO CHAIN. EPC 'B' COUNCIL TAX 'C' FREEHOLD and Cottage Complex Service Charge £1146.33 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.





Energy performance certificate (EPC)			
5, Stokefield Mews Thornbury BRISTOL BS35 1BW	Energy rating B	Valid until:	29 July 2029
		Certificate number:	0668-3850-7730-9871-8555

Property type End-terrace house

Total floor area 109 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.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	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.