

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



- OVERLOOKING GREEN SPACE
- TWO RECEPTIONS PLUS CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- FOUR BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- GARDENS AND SINGLE GARAGE AND PARKING FOR THREE CARS
- SOLAR PANELS, GAS CH AND DOUBLE GLAZED
- EPC 'B' COUNCIL TAX 'E' FREEHOLD

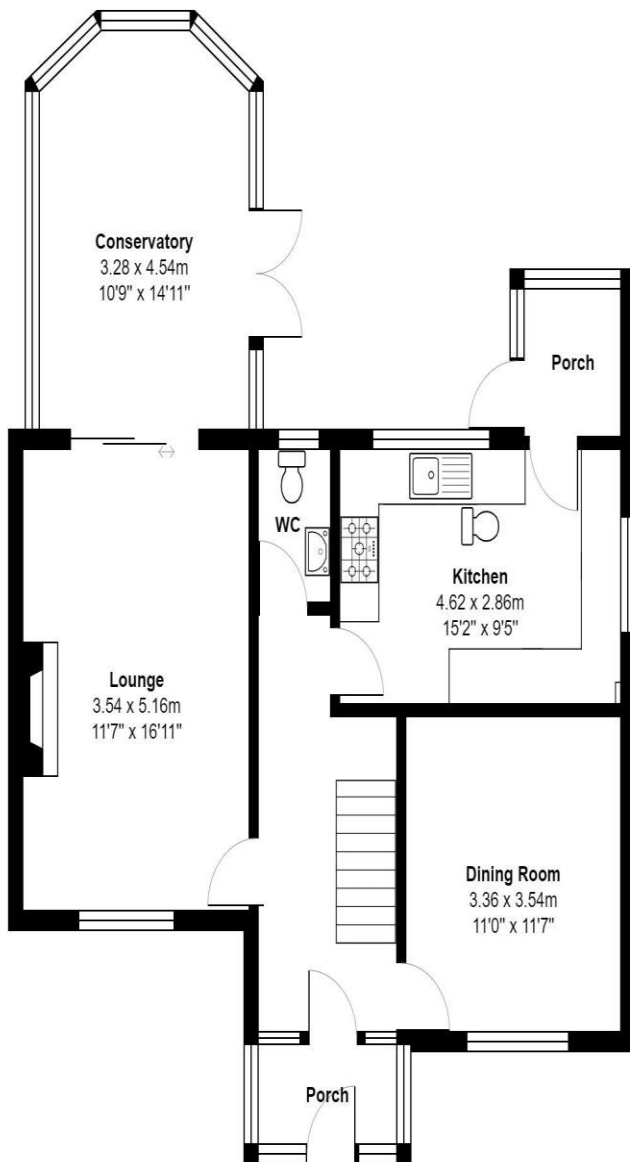


15 SQUIRES LEAZE
THORNBURY
BRISTOL
BS35 1TB

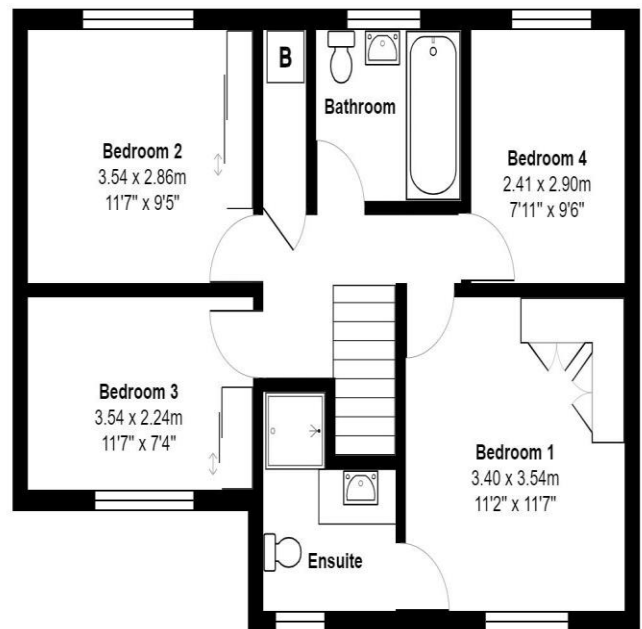
GUIDE PRICE £510,000

Situated in a small cul de sac overlooking green space is this spacious detached house. Offering two receptions, conservatory, cloakroom, kitchen/breakfast room, rear and front porch, master bedroom with en suite, three further bedrooms and family bathroom. Outside are open plan front garden and enclosed rear garden, single garage with parking in front for three cars. Gas central heating, double glazing and owned Solar panels. Super location . EPC 'B' Council Tax 'E' Freehold

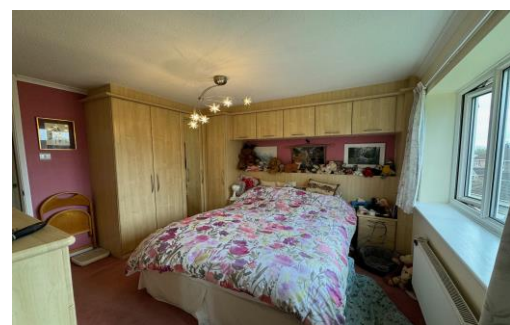
THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, 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: 76.3 m² ... 821 ft²



Area: 56.1 m² ... 604 ft²



Energy performance certificate (EPC)

15 Squires Leaze Thornbury BRISTOL BS35 1TB	Energy rating B	Valid until: 20 March 2034
		Certificate number: 0360-2919-6370-2224-1655

Property type	Detached house
Total floor area	112 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 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.