

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- PERIOD HOME IN CONSERVATION AREA
- TWO RECEPTIONS
- GALLEY KITCHEN
- THREE DOUBLE BEDROOMS
- BATHROOM AND TWO CLOAKROOMS
- CELLAR
- GARAGE AND DRIVEWAY
- ENCLOSED WALLED SUNNY GARDEN
- GAS CENTRAL HEATING
- NO CHAIN
- FREEHOLD
- EPC 'D' COUNCIL TAX 'D'

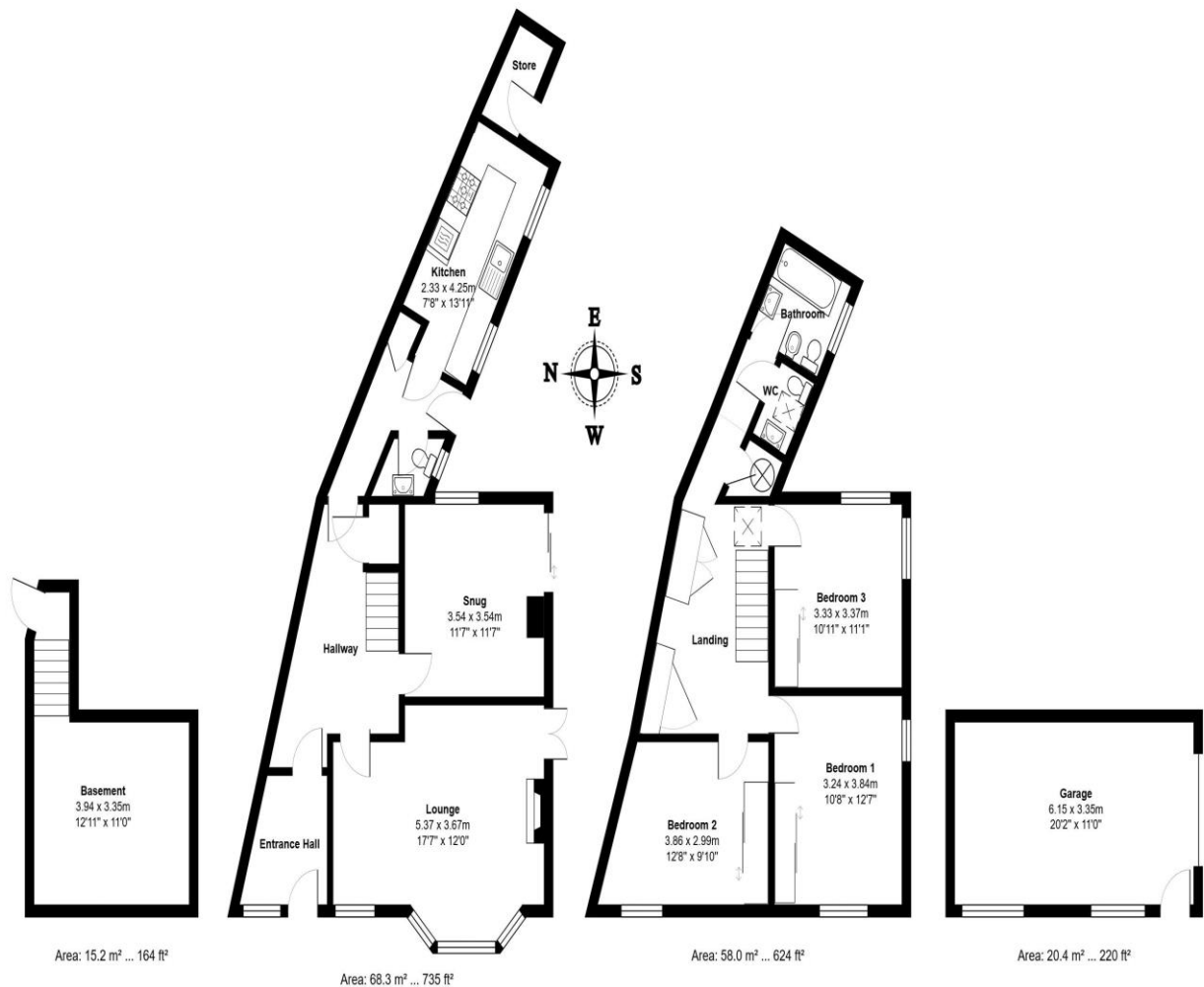


25 PULLINS GREEN
THORNBURY
BRISTOL
BS35 2AX

GUIDE PRICE £595,000

Situated in the conservation area of Thornbury and within short walking distance to all the shops and the amenities, is a very rare opportunity to purchase this End Terraced Period home with the added benefit of a Driveway and Garage. The Accommodation has a light airy Hallway and Landing, Galley Kitchen, Cloakroom, Two Reception Rooms, Reception Vestibule, Cellar, Large Landing with Luggage/Box Cupboard, Three Double Bedrooms, Bathroom and another separate W.C. To the side and rear of the property is the sunny walled garden. There is also a good size Garage and Driveway . Gas CH, Double Glazing EPC 'D' COUNCIL TAX 'D' FREEHOLD NO CHAIN

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) | | | |
|--|---------------------------|---------------------|--------------------------|
| 25 Pullins Green Thornbury BRISTOL BS35 2AX | Energy rating D | Valid until: | 12 April 2036 |
| | | Certificate number: | 9574-3061-9204-7796-0204 |
| Property type | End-terrace house | | |
| Total floor area | 116 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 B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 64 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.