

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED ON A SMALL RETIREMENT COMPLEX
- CLOSE TO BUS STOP AND DOCTORS
- IMMACULATE END BUNGALOW
- MODERN FITTED KITCHEN AND SHOWER ROOM
- LOUNGE/DINER
- COMMUNAL GARDENS AND PARKING
- NO CHAIN
- LEASEHOLD 99 YEARS SERVICE CHARGE £2451.18
- EPC 'C' COUNCIL TAX 'B'

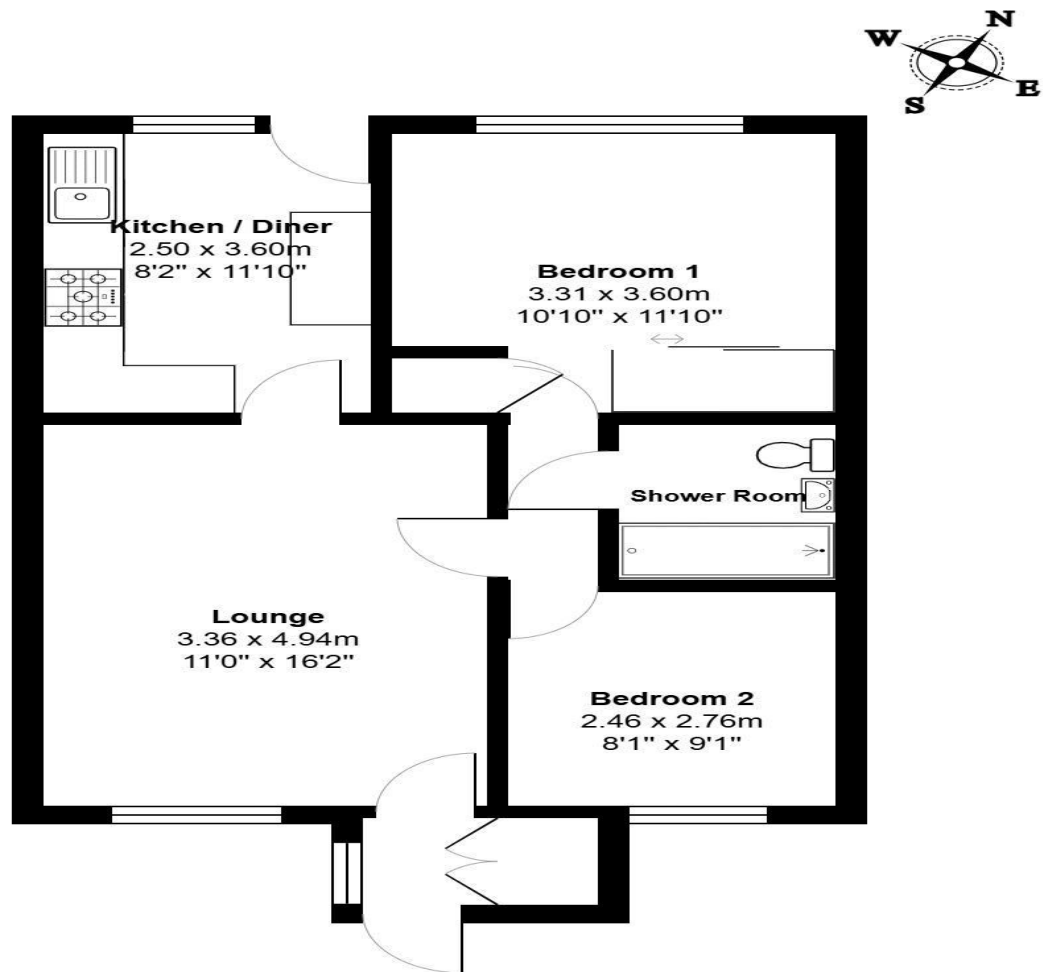


4 DAVIS COURT
EASTLAND ROAD
THORNBURY
BS35 1DP

£215,000

An Immaculate Bungalow in the popular small retirement complex of Davis Court within easy reach of Thornbury town centre, bus routes and health centre. The accommodation comprises Porch, Sitting Room/Dining Room, modern fitted Kitchen, Two Bedrooms and Shower Room. The property has double glazing, gas heating and communal gardens and parking. As part of a managed scheme, restrictions and fees apply- LEASEHOLD 99 Years. Council Tax B EPC 'C' SERVICE CHARGE £2451.18 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.



Area: 54.4 m² ... 585 ft²



Energy performance certificate (EPC)

4 Davis Court Eastland Road Thornbury BRISTOL BS35 1DP	Energy rating	Valid until:	23 June 2036
	C	Certificate number:	0300-2144-6660-2826-2365

Property type	End-terrace bungalow
Total floor area	52 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 C. 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.