

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



- EXTENDED SEMI DETACHED HOME
- OPEN PLAN GROUND FLOOR LIVING
- KITCHEN/DINER/LIVING ROOM
- SUN LOUNGE
- UTILITY AND CLOAKROOM
- THREE BEDROOMS
- REFITTED SHOWER ROOM
- LONG DRIVEWAY PLUS DOUBLE SPACE PARKING AT THE FRONT
- GAS CENTRAL HEATING
- NO CHAIN
- EPC 'C' COUNCIL TAX 'C' FREEHOLD

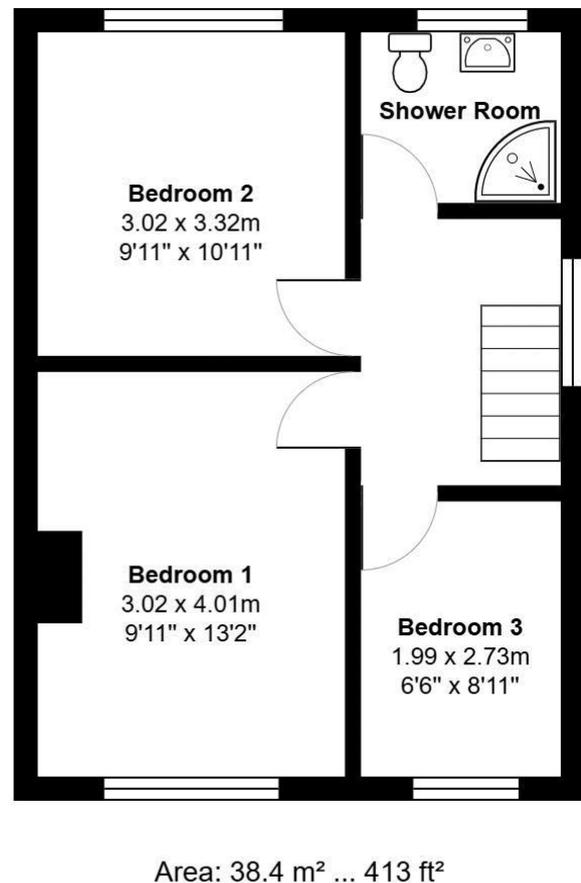
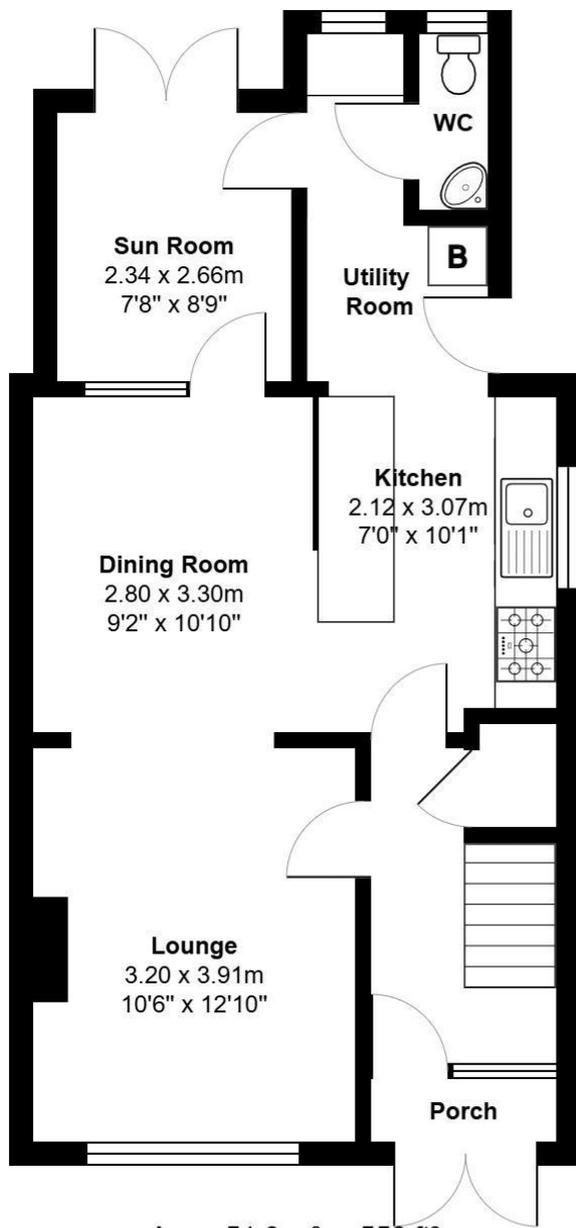


8 WOODLEIGH
THORNBURY
BRISTOL
BS35 2JP

GUIDE PRICE £355,000

Situated in the popular part of Thornbury within walking distance of local shops and High Street, is the tidy Extended Family home. The property offers three bedrooms, Shower Room, Lounge/Diner, Kitchen, Utility area, Cloakroom and Sun Lounge. There is a long driveway to the side with a double parking space to the front. Gas Central Heating. EPC 'C' Council Tax 'C' Freehold and 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)

8 Woodleigh Thornbury BRISTOL BS35 2JP	Energy rating	Valid until:	17 March 2036
	C	Certificate number:	0000-3135-0922-3690-3763

Property type Semi-detached house

Total floor area 87 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.



14 The Plain, Thornbury, Bristol. BS35 2BD
Email: enquiries@bondsofthornbury.co.uk
www.bondsofthornbury.co.uk

