

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE
- OVERLOOKING OLVESTON COURT AND SURROUNDING COUNTRYSIDE
- FOUR DOUBLE BEDROOMED SPLIT LEVEL HOME
- TWO RECEPTIONS
- FAMILY BATHROOM AND AN EN SUITE TOILET/ SEPERATE SHOWER
- WRAP AROUND GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DOUBLE GARAGE WITH ELECTRIC DOORS



5 DENYS COURT
OLVESTON
BRISTOL
BS35 4DW

OFFERS OVER £800,000

THIS FABULOUS SPLIT LEVEL DETACHED HOME WITH SUPERB VIEWS OFFERING FLEXIBLE ACCOMMODATION WITH LARGE OPEN PLAN LIVING ROOM WITH WALL TO WALL ELECTRIC WINDOWS ONTO BALCONY, DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM, FOUR DOUBLE BEDROOMS, TWO OF WHICH HAVE ACCESS TO EITHER TO A BALCONY OR STEPS TO GARDEN. EN SUITE TOILET PLUS SEPERATE SHOWER, FAMILY BATHROOM, LARGE LIGHT AIRY HALL AND RECEPTION VESTIBULE WITH DOOR TO GARAGE. DOUBLE GARAGE HOUSING GAS CH BOILER AND HAS AN ELECTRIC DOOR. THE GARDEN WRAPS AROUND THE PROPERTY AND AT THE REAR SLOPS GENTLY DOWN TO A SMALL STREAM, IN ALL A LITTLE PIECE OF HEAVEN.. HIGHLY RECOMMENDED.

OLVESTON, TOCKINGTON AND OLD DOWN These three villages, with a combined population of approximately 2000, remain amongst the most popular villages in our area. In Olveston, there is a general store and a post office and there are pubs in each of the villages. There is also a village school in Olveston as well as a highly regarded prep school, (age2-13) Tockington Manor School, on the edge of Tockington. These sought after villages remain very popular because of their good communication links plus the added advantage of being close to Thornbury and other social amenities such as Golf Links, The Wave and good leisure centres, excellent restaurants, not to mention the added benefit of some good hospitals etc.



Area: 129.4 m² ... 1393 ft²

Total Area: 209.4 m² ... 2254 ft² (excluding balcony)



Energy performance certificate (EPC)

5 Denys Court Olveston BRISTOL BS35 4DW	Energy rating D	Valid until:	14 September 2036
		Certificate number:	4136-0321-3600-0934-6296

Property type Detached house

Total floor area 165 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 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.



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