

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- IMMACULATE DETACHED FAMILY HOME
- LARGE KITCHEN/BREAKFAST ROOM
- TWO RECEPTIONS
- UTILITY ROOM AND SEPARATE CLOAKROOM
- SPACIOUS LANDING/OFFICE AREA
- MASTER BEDROOM WITH EN SUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE WITH ELECTRIC DOOR
- SOLAR PANELS AND OIL CENTRAL HEATING
- PROFESSIONALLY LANDSCAPED SUNNY REAR GARDEN



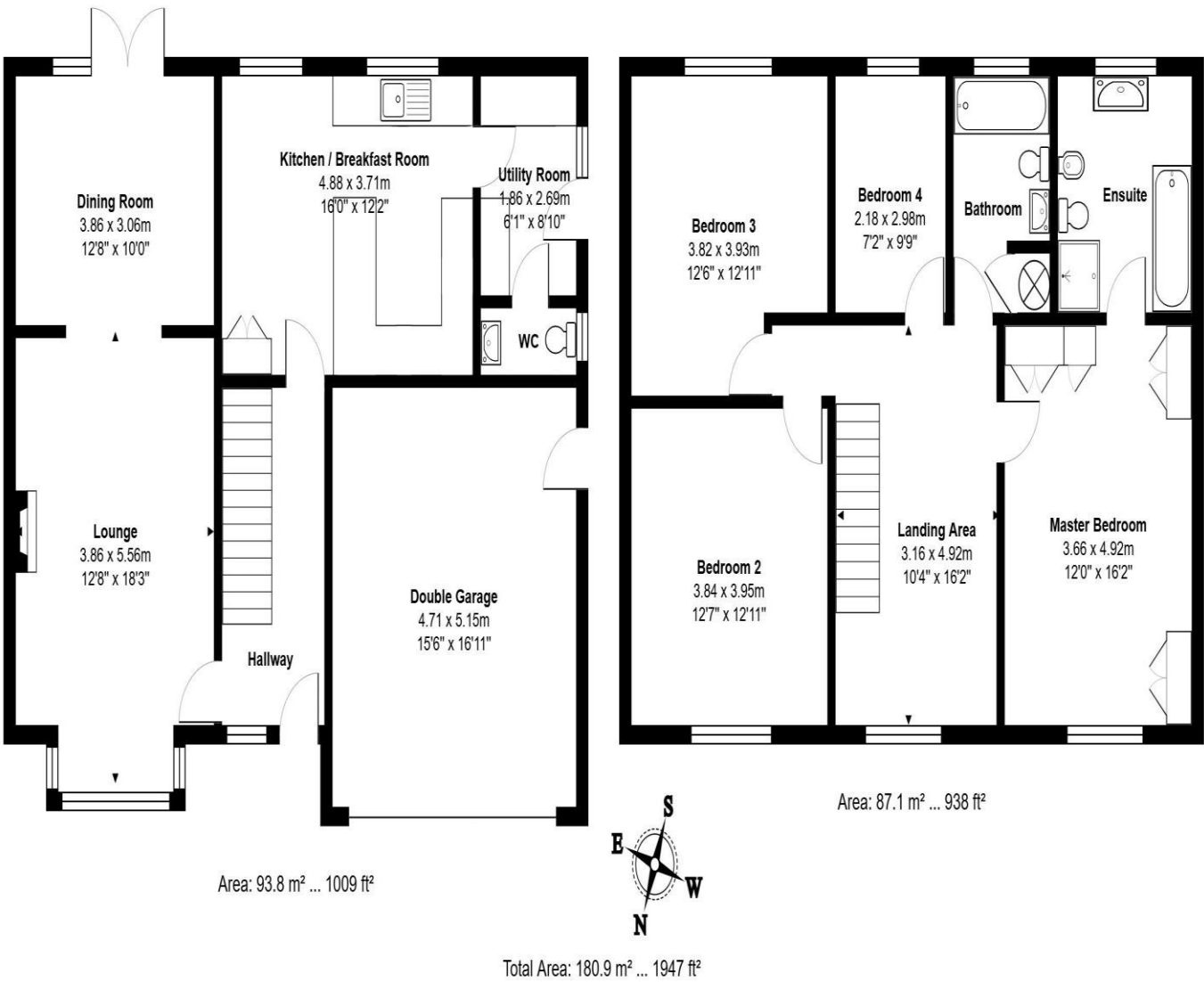
13 THE JAYS
TYTHERINGTON
WOTTON-UNDER-EDGE
GL12 8US

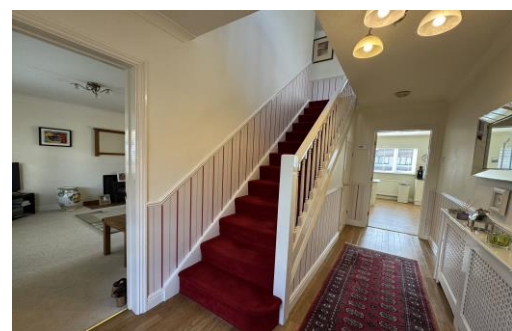
GUIDE PRICE £575,000

SITUATED ON a SMALL 80'S DEVELOPMENT JUST OUTSIDE OF THORNBURY IN THIS POPULAR VILLAGE IS THIS IMMACULATE FAMILY HOME OFFERING LIGHT SPACIOUS ACCOMMODATION WITH TWO RECEPTIONS, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, REFITTED CLOAKROOM, LARGE LANDING/OFFICE, MASTER BEDROOM WITH EN SUITE, TWO OTHER DOUBLE BEDROOMS AND GOOD SIZE FOURTH BEDROOM. DOUBLE GARAGE WITH ELECTRIC DOOR, SOLAR PANELS, OIL CENTRAL HEATING AND DOUBLE GLAZING. NO CHAIN. VENDORS MOVING CLOSER TO FAMILY. FREEHOLD. COUNCIL TAX 'F' EPC 'C'

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.

TYTHERINGTON Located to the east of the A38, Tytherington has a current population of just under 700. It has a church, a pub and a community shop and a central village green with a play area. Schools will be either in Thornbury or Alveston and the village has easy road access to either Thornbury via the A38 and Chipping Sodbury, Yate and Wotton under Edge via the B4058.





Energy performance certificate (EPC)

13 The Jays Tytherington WOTTON-UNDER-EDGE GL12 8US	Energy rating C	Valid until:	26 August 2036
		Certificate number:	2333-3029-7208-6796-9204

Property type Detached house

Total floor area 157 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 B.

[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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