

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- NO CHAIN - SOUGHT AFTER CASTLE SIDE OF THORNBURY
- CLOSE TO BUS STOPS, DOCTORS AND SCHOOLS
- THREE BEDROOMED CHALET BUNGALOW
- TWO RECEPTIONS
- KITCHEN
- GROUND FLOOR BEDROOM
- BATHROOM
- TWO FIRST FLOOR BEDROOMS
- JACK AND JILL SHOWER ROOM
- SUNNY MANAGEABLE GARDEN
- COUNCIL TAX 'D' EPC 'D'
- FREEHOLD

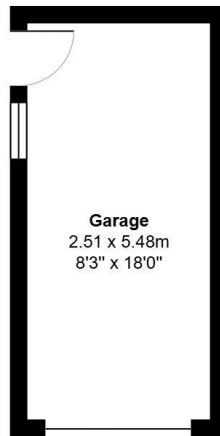


12 DEAN AVENUE  
THORNBURY  
BRISTOL  
BS35 1JJ

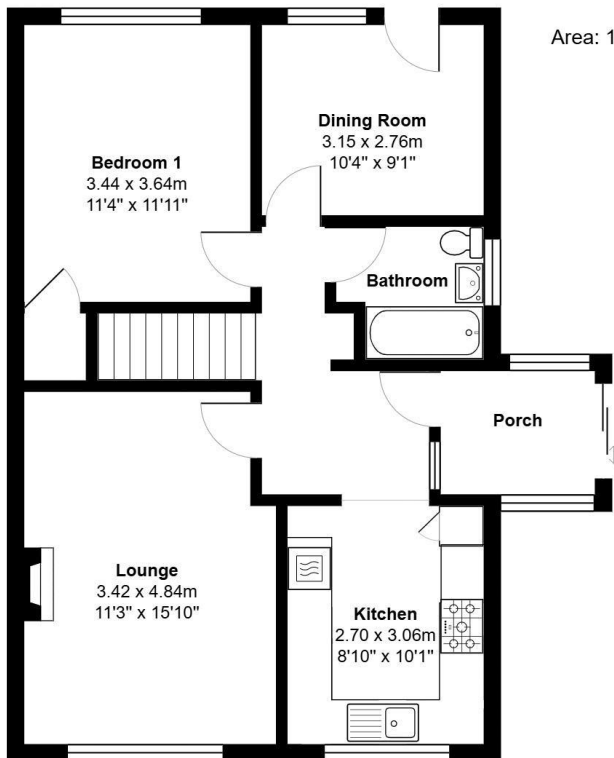
OFFERS IN EXCESS OF  
£375,000

**NO CHAIN** and Situated in the much sought after Castle side of Thornbury plus close to local bus stops, doctors, schools etc, is this much loved property which has been well cared for and offers flexible accommodation. The property comprises of Lounge, Dining Room, Fitted Kitchen, Bathroom, Ground Floor Double Bedroom, Two Further Bedrooms and Jack and Jill Shower Room on the First Floor. There is a manageable sunny rear garden plus Garage with Electric Door and Long Driveway. Gas CH. Freehold and Free. Council Tax 'D' 'EPC' 'D'

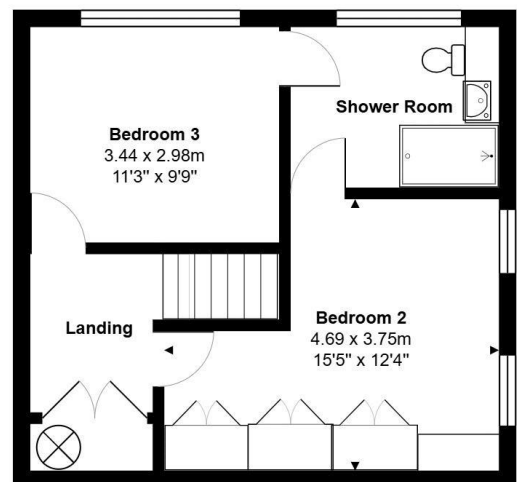
**THORNBURY** With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two 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: 13.7 m<sup>2</sup> ... 147 ft<sup>2</sup>

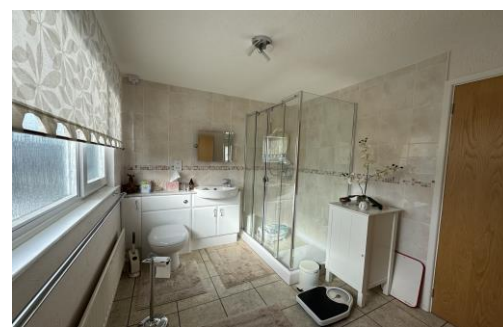


Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup>



Area: 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>





# Energy performance certificate (EPC)

12 Dean Avenue Thornbury BRISTOL BS35 1JJ	Energy rating	Valid until:	8 March 2036
	<b>D</b>	Certificate number:	6036-5927-2500-0011-9202

**Property type** Semi-detached house

**Total floor area** 93 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 D.

[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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