

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED AT THE HEAD OF A CUL DE SAC OF THREE
- DETACHED FAMILY HOME
- LARGE WELL TENDED REAR GARDEN
- INTEGRAL GARAGE AND PARKING
- KITCHEN/DINER ACROSS REAR
- LOUNGE
- MASTER BEDROOM WITH EN SUITE BATHROOM
- THREE FURTHER BEDROOMS
- FAMILY SHOWER ROOM
- CENTRAL VILLAGE LOCATION
- EPC 'D' COUNCIL TAX 'C' FREEHOLD
- RECOMMENDED...



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

£535,000

SITUATED ON A SMALL DEVELOPMENT BUILT IN THE 1980'S AND LOCATED AT THE HEAD OF A SMALL CUL DE SAC OF THREE HOUSES IS THIS IMMACULATE DETACHED FAMILY HOME. THE PROPERTY OFFERS LARGE KITCHEN/DINER TO THE REAR, CLOAKROOM, LOUNGE, MASTER BEDROOM WITH EN SUITE BATHROOM AND THREE FURTHER BEDROOMS, FAMILY SHOWER ROOM. INTEGRAL GARAGE WITH PARKING TO THE FRONT. SUPERB SUNNY ENCLOSED LARGE REAR GARDEN ON TWO LEVELS WITH PATIO AND VEGETABLE PLOT, THE LOWER PART OF THE GARDEN IS IN A CONSERVATION AREA. EPC 'D' COUNCIL TAX BAND 'D' FREEHOLD. RECOMMENDED.....

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.

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)

12 The Jays Tytherington WOTTON-UNDER-EDGE GL12 8US	Energy rating	Valid until:	21 September 2035
	D	Certificate number:	8135-6821-8500-0181-4292

Property type	Detached house
Total floor area	106 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.