

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe  
Tel No: 01454 858007



- INDIVIDUAL DETACHED RESIDENCE
- FIVE DOUBLE BEDROOMS
- THREE RECEPTIONS
- LARGE KITCHEN/DINER
- CONSERVATORY
- EN SUITE AND FAMILY BATHROOM
- GOOD DOUBLE GARAGE
- DRIVE AND ELECTRIC GATES
- SUNNY ENCLOSED LEVEL GARDEN
- GAS CENTRAL HEATING
- COUNCIL TAX 'G' EPC 'C' FREEHOLD AND FREE
- NO CHAIN

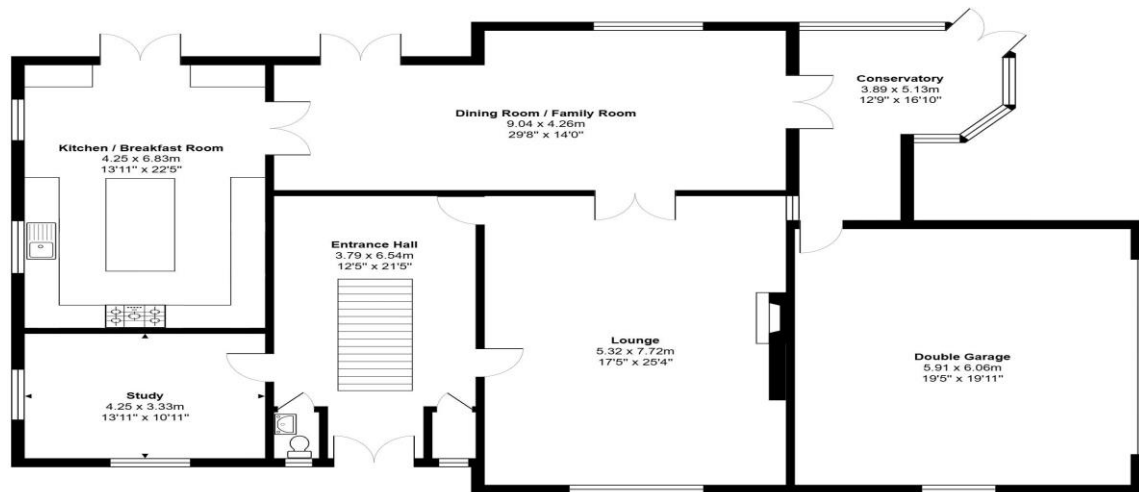


HAZEL HOUSE  
HAZEL LANE  
TOCKINGTON  
BS32 4PL

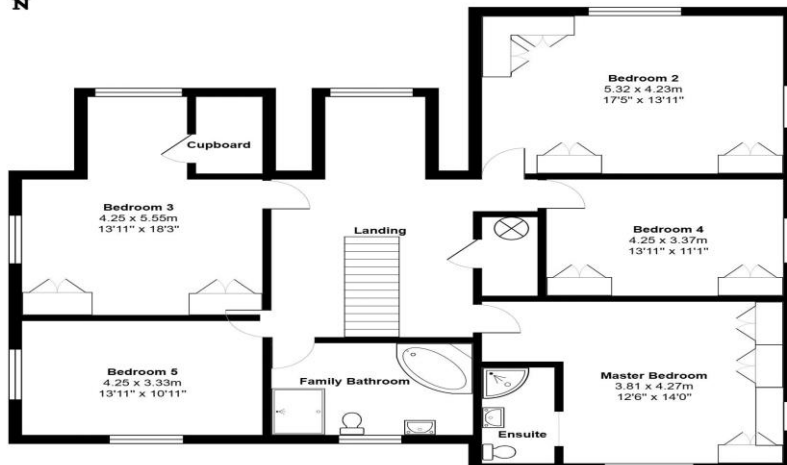
GUIDE PRICE £950,000

A Rare Opportunity to purchase this Spacious Detached Home in the sought after hamlet of Old Down, within easy access of both Bristol and Cheltenham. The property has been in the same family for 50 years so its ready for its new chapter and offers Lounge, Dining Room/Family Room, Kitchen/Breakfast Room, Study, Conservatory, Master Bedroom with En Suite, Four further Double Bedrooms, Family Bathroom, Large Double Garage and Driveway. Enclosed Sunny Rear Garden. Gas Central Heating, NO CHAIN. EPC 'C' Council Tax 'G' Freehold and Free

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: 206.6 m<sup>2</sup> ... 2224 ft<sup>2</sup>



Area: 129.8 m<sup>2</sup> ... 1398 ft<sup>2</sup>



# Energy performance certificate (EPC)

Hazel House Hazel Lane Tockington BRISTOL BS32 4PL	Energy rating	Valid until:	24 January 2036
	C	Certificate number:	0310-2047-8590-2326-6851 

Property type	Detached house
Total floor area	287 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.