

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- DETACHED FAMILY VILLAGE HOME
- WITHIN EASY ACCESS OF ALL COMMUNICATION LINKS
- LOUNGE WITH WOODBURNER
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- FOUR GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- SCOPE FOR CHANGE
- FRONT GARDEN, GATED SIDE ACCESS TO SMALL WALLED REAR GARDEN
- GARAGE AND GOOD DRIVEWAY
- COUNCIL TAX 'F' EPC 'D' FREEHOLD

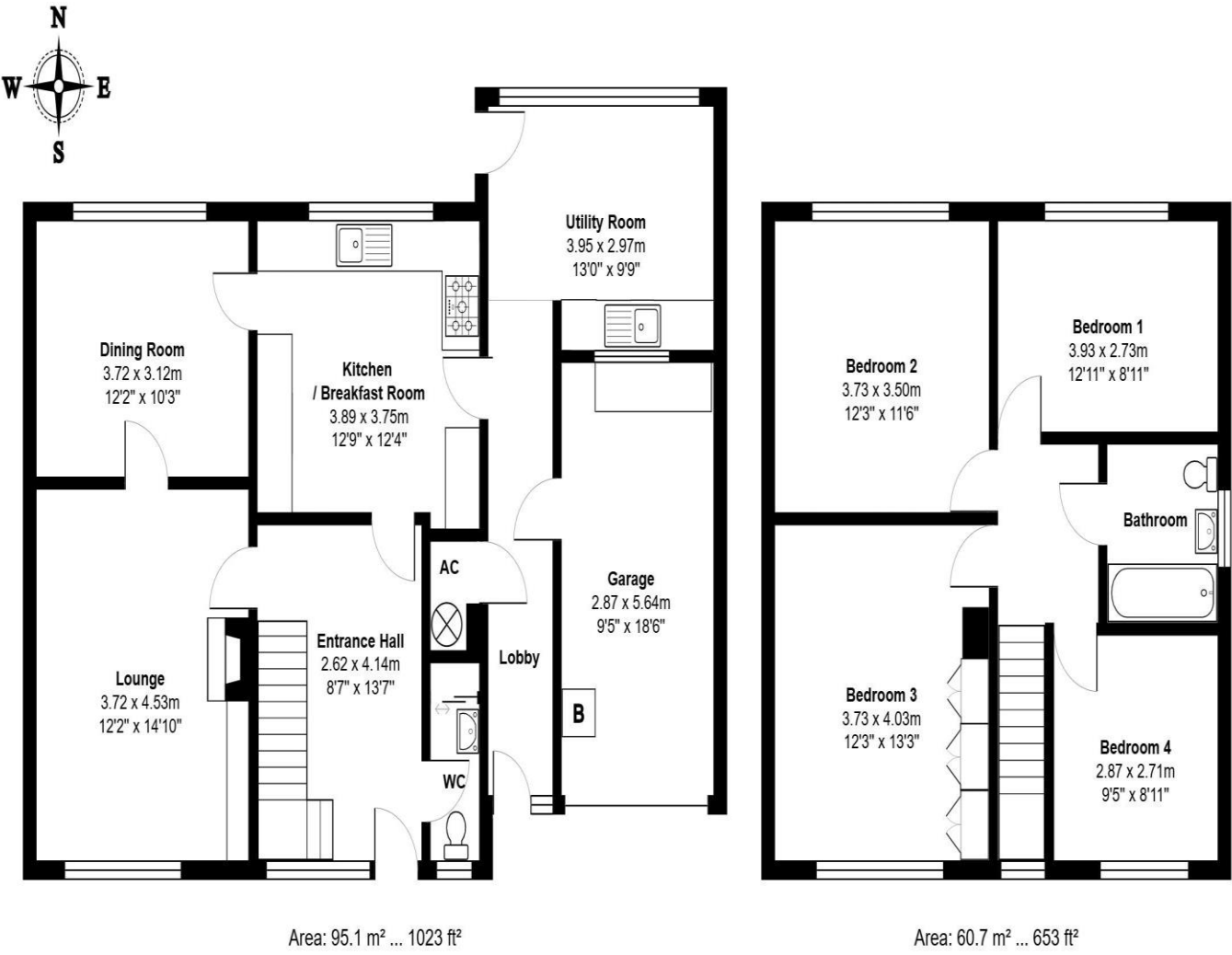


7 HARDY LANE
TOCKINGTON
BRISTOL
BS32 4LJ

£565,000

SITUATED IN THIS WELL CONNECTED VILLAGE WITHIN EASY ACCESS OF BOTH BRISTOL AND GLOUCESTER IS THIS DETACHED FAMILY HOME WITH SCOPE FOR CHANGE...THE LIGHT AIRY ACCOMMODATION OFFERS LOUNGE WITH WOOD BURNER, DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM, FOUR GOOD BEDROOMS, FAMILY BATHROOM, UTILITY/GARDEN ROOM, CORRIDOR DOWN THE SIDE WITH ACCESS TO FRONT, BOOT/BOILER ROOM AND GARAGE. ENCLOSED GARDEN TO FRONT, GATED SIDE ACCESS TO A SMALL WALLED COURTYARD GARDEN TO THE REAR OF THE PROPERTY. GARAGE AND GOOD DRIVEWAY . COUNCIL TAX 'F' EP C 'D' FREEHOLD

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.





Energy performance certificate (EPC)

7 Hardy Lane Tockington BRISTOL BS32 4LJ	Energy rating D	Valid until: 14 September 2036
		Certificate number: 5236-5421-4600-0485-6292

Property type Detached house

Total floor area 121 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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