

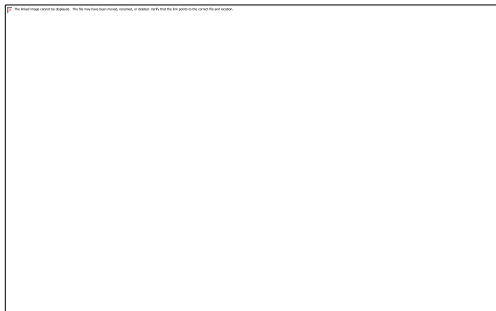
# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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Tel No: 01454 858007



- DETACHED CHALET BUNGALOW
- TRIPLE LENGTH GARAGE PLUS PARKING
- CLOSE TO ALL AMENITIES AND BUS STOPS
- FITTED KITCHEN
- TWO RECEPTIONS PLUS CONSERVATORY
- FIRST FLOOR BEDROOM WITH EN SUITE SHOWER ROOM
- BEDROOM 3 PLUS STUDY OFF
- LARGE MAINLY LAWNED GARDENS
- EPC 'E' COUNCIL TAX 'E' FREEHOLD AND NO CHAIN



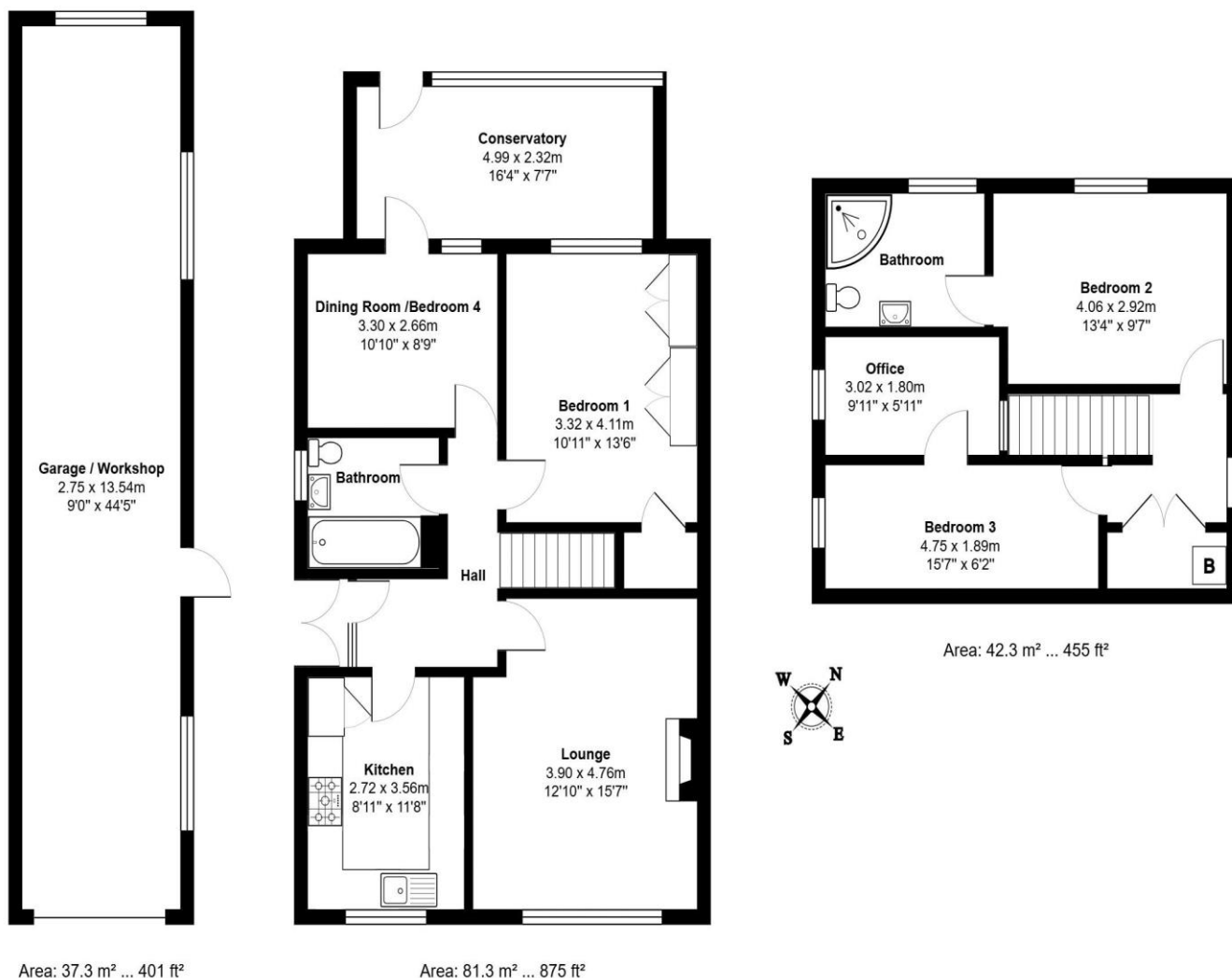
10 DAVIDS LANE  
ALVESTON  
BRISTOL  
BS35 3LW

OFFERS IN EXCESS OF  
£475,000

Situated on one of the most popular road , on the level , close to amenities is this much loved family home with the added benefit of a **TRIPLE LENGHT GARAGE PLUS DRIVEWAY**. The large but easily managed gardens are mainly to the rear and the accommodation include Fitted Kitchen, Two Receptions, Conservatory, Ground Floor Master Bedroom., Family Bathroom , Guest Bedroom with en Suite on the First Floor and Further Bedroom with adjoining Study. **NO CHAIN EPC " Council Tax 'E' Freehold**

**ALVESTON AND RUDGEWAY** Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall.

**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.





Details approved without alteration.....

Details approved with alteration.....

Fixtures and fittings in details included in sale.....

Date.....

## Energy performance certificate (EPC)

10 Davids Lane Alveston BRISTOL BS35 3LW	Energy rating <b>E</b>	Valid until: <b>25 February 2035</b>	
		Certificate number: <b>6735-8222-1400-0416-7226</b>	

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Property type	Detached house
Total floor area	110 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 E. It has the potential to be C.

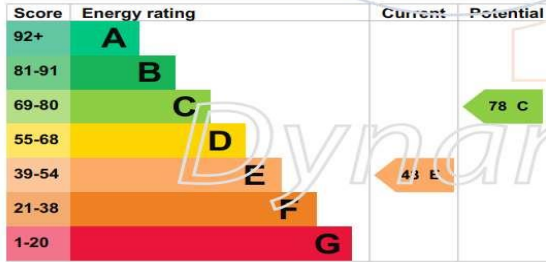
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



### 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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