

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe

Tel No: 01454 858007



- A SUPERB LARGE FAMILY HOME WITHIN WALKING DISTANCE OF TOWN CENTRE
- APPROX 1/3-1/2 ACRE GARDENS
- SITTING ROOM AND LARGE STUDY
- KITCHEN/DINING/FAMILY ROOM
- CLOAKROOM, UTILITY, BOOT ROOM
- BATHROOM AND A SHOWER ROOM
- DOUBLE GARAGE AND PARKING
- FURTHER DEVELOPMENT POTENTIAL SUBJECT TO PP
- EPC D - COUNCIL TAX F FREEHOLD
- NO CHAIN



STEVELANDS
GLOUCESTER ROAD
THORNBURY
BS35 1JH

GUIDE PRICE £1,225,000

With scope for further development (subject to normal planning permission), and situated within easy walking distance of Thornbury town centre as well as local schools. Rarely available and being one of only four similar properties in the town, is this large three storey semi detached period property. Sitting in a large plot with long lawns to the front and rear and measuring between a quarter and half an acre, this well presented home comprises six double bedrooms, dressing room, two bathrooms, sitting room, large study and a large open plan kitchen/dining/family room. There is a downstairs cloakroom, boot room and utility plus a cellar. The property has double glazing, gas heating and a double garage with additional parking. Gardens are laid mainly to lawn but with well established borders, vegetable plot and rose garden. EPC D - Council Tax Band F. NO CHAIN.

THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. The 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, library, 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 and cafes to fine dining restaurants.





Energy performance certificate (EPC)

Stevelands
Gloucester Road
Thornbury
BRISTOL
BS35 1JH

Energy rating

D

Valid until: **9 November 2031**

Certificate number: **9505-3911-5209-9409-1204**

Property type

Semi-detached house

Total floor area

280 square metres

Rules on letting this property

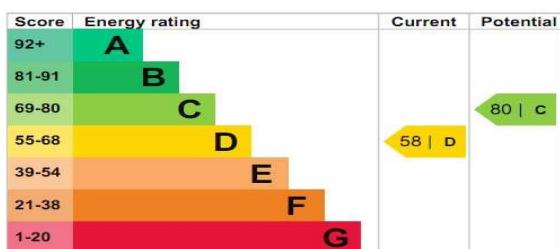
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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.



14 The Plain, Thornbury, Bristol. BS35 2BD
Email: enquiries@bondsoftthornbury.co.uk
www.bondsoftthornbury.co.uk

