

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SOUGHT AFTER LOCATION
- CLOSE TO BUS ROUTE, ETC
- TWO RECEPTIONS
- FITTED KITCHEN
- CLOAKROOM
- FOUR GOOD SIZE BEDROOMS
- BATHROOM
- GARAGE AND LONG DRIVEWAY
- GAS CH AND MODERN RENDERED EXTERIOR
- COUNCIL TAX 'D' EPC 'D' FREEHOLD AND FREE
- NO CHAIN

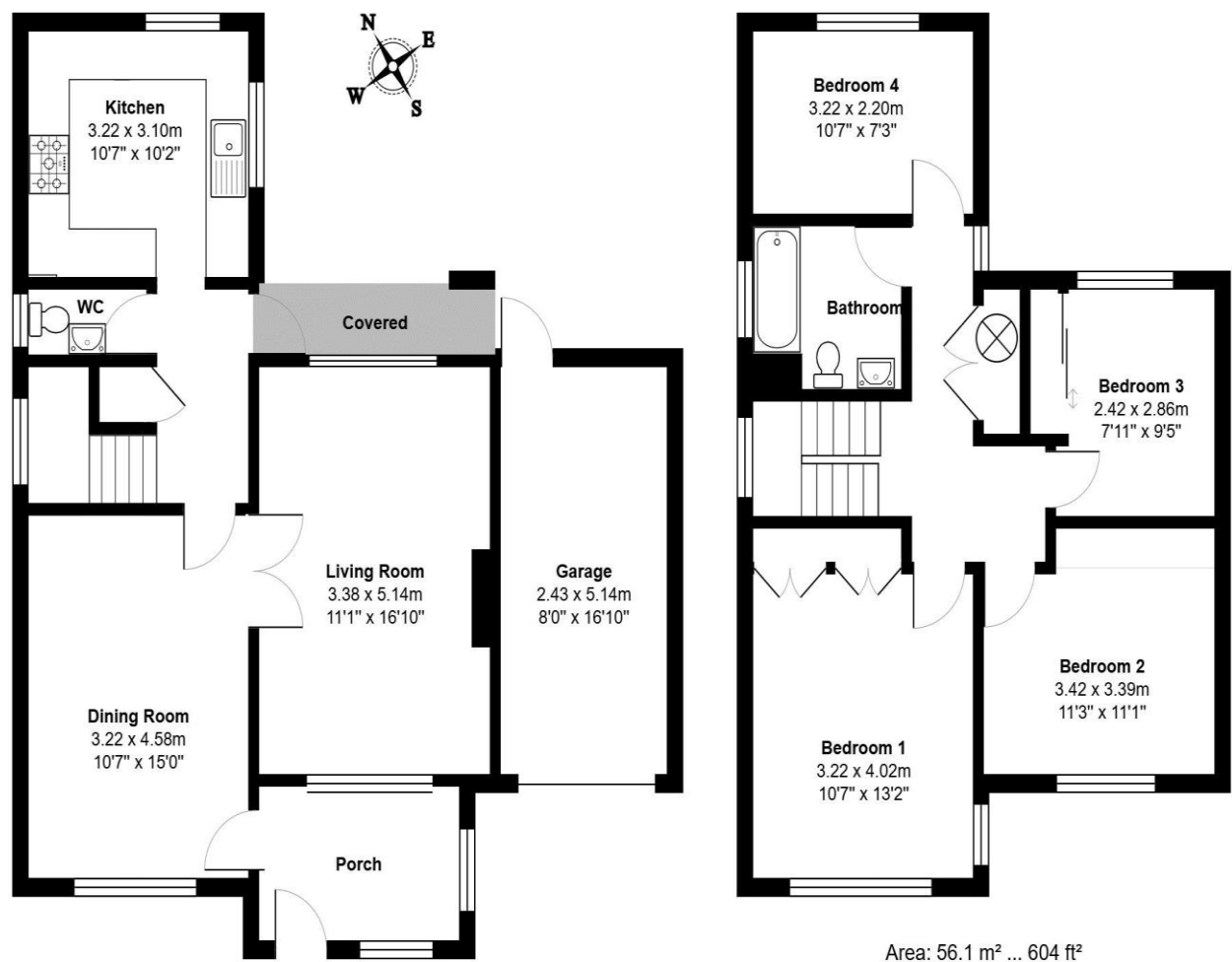


6 WATERFORD CLOSE  
THORNBURY  
BRISTOL  
BS35 2HS

GUIDE PRICE £395,000

Situated in this popular Cul de Sac of Detached properties is this much loved family home, ready for its new chapter... The Spacious accommodation includes Two Receptions, Fitted Kitchen, Cloakroom, Porch, Four Bedrooms, Family Bathroom, Garage and Long Driveway. Open plan front garden and enclosed secure manageable rear garden. Modern Rendering. Gas CH. NO CHAIN. COUNCIL TAX 'D' EPC 'D' Freehold and Free

**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.



Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>

Area: 56.1 m<sup>2</sup> ... 604 ft<sup>2</sup>





# Energy performance certificate (EPC)

6 Waterford Close Thornbury BRISTOL BS35 2HS	Energy rating <b>D</b>	Valid until: 13 January 2036
		Certificate number: 0340-2797-1590-2996-0751 

Property type

Detached house

Total floor area

107 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.