

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- EXTENDED SEMI DETACHED VILLAGE HOME
- MUCH IMPROVED BY PRESENT OWNERS
- REFITTED KITCHEN/DINER/FAMILY ROOM
- LOUNGE
- MASTER BEDROOM WITH EN SUITE
- GF BEDROOM 4 WITH EN SUITE AND UTILITY
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR SEVERAL CARS
- COUNCIL TAX 'B' EPC 'E' FREEHOLD AND FREE



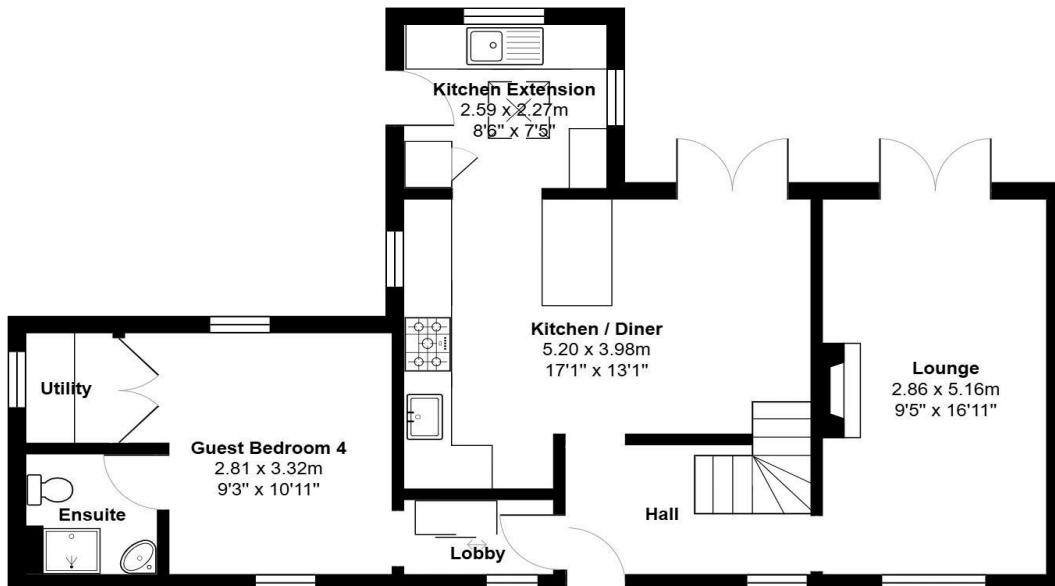
21 TOCKINGTON LANE
ALMONDSBURY
BRISTOL
BS32 4DZ

GUIDE PRICE £465,000

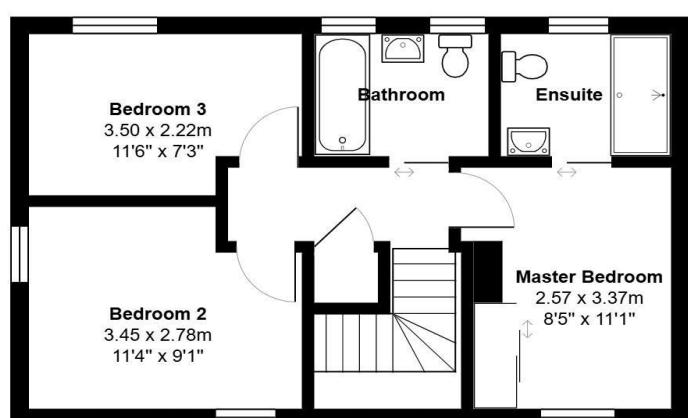
A Delightful Extended Property situated in the Heart of this Sought after village, which has been Improved and Extended by the present owners, who purchased it in 2017 and are now only selling because of job relocation. The Property offers very Flexible Accommodation which includes Refitted Kitchen/Diner/Family Room, Lounge, Bedroom 4/Playroom with En Suite and Utility Area, Master Bedroom with En Suite Shower Room and Attic Space above, Two Further Bedrooms and Family Bathroom. The property is set back from the road and is side on, so benefits from a South Facing Rear Bistro Garden with wonderful fruiting olive tree and Terrace Seating/Eating Areas. The Enclosed Front garden has space for various children's play equipment and a garden shed. The gravel parking at the side is large enough for at least two cars plus Bin Store and Shed and Electric point.

Since ownership, the Family have removed the old single skin extension and then extended and Refitted the Kitchen, Rewired , installed an External Oil Fired Boiler, laid new Terrace and put new Double Glazing in most rooms plus two sets of French doors to garden. Council Tax 'B' EPC 'E' expires 2027. Freehold and Free . NO CHAIN

ALMONDSBURY AND LOWER ALMONDSBURY Running along both sides of the A38 and then dropping down the hill into the village of Lower Almondsbury, the combined population of these two villages is approximately 4700. Lower Almondsbury is where the local village school is located and there is also a health centre, a dentist and a church in the lower village. The area is served by a very busy community shop, Outstanding Primary School and there are two pubs, The Bowl in Lower Almondsbury and The Swan in the upper village. There is also a tennis club and golf club a short distance away plus The Mall at Cribbs Causeway.



Area: 64.7 m² ... 697 ft²



Area: 42.4 m² ... 457 ft²



Energy performance certificate (EPC)

21, Tockington Lane Almondsbury BRISTOL BS32 4DZ	Energy rating E	Valid until: 16 January 2027
		Certificate number: 8713-7429-4420-0946-2996

Property type
Semi-detached house

Total floor area
103 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 D.

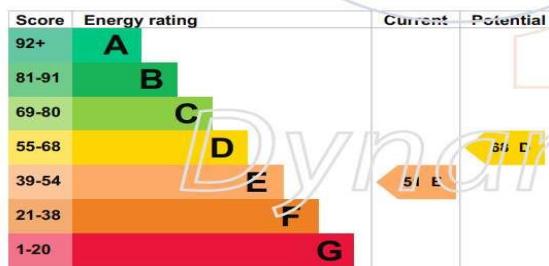
[See how to improve this property's energy efficiency.](#)

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.