

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- LIGHT AIRY CORNER PLOT DETACHED HOME
- TWO RECEPTIONS
- REFITTED KITCHEN
- REAR PORCH AND CLOAKROOM
- FOUR GOOD BEDROOMS
- REFITTED FAMILY BATHROOM
- GOOD SIZE GARDEN
- GARAGE AND PARKING
- NO CHAIN
- FREEHOLD , EPC RATING 'C' COUNCIL TAX 'D'

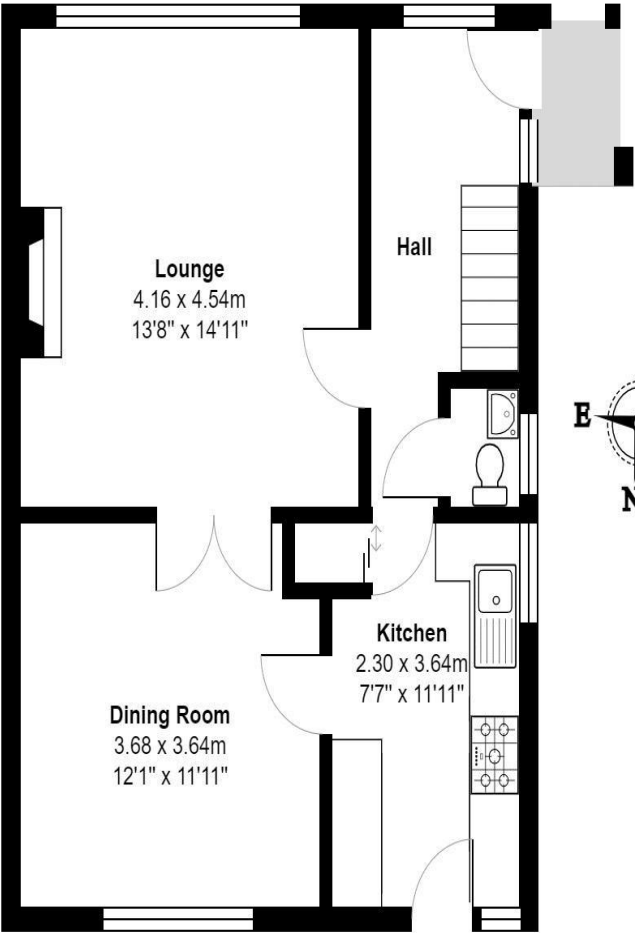


10 DYRRHAM CLOSE
THORNBURY
BS35 1SU
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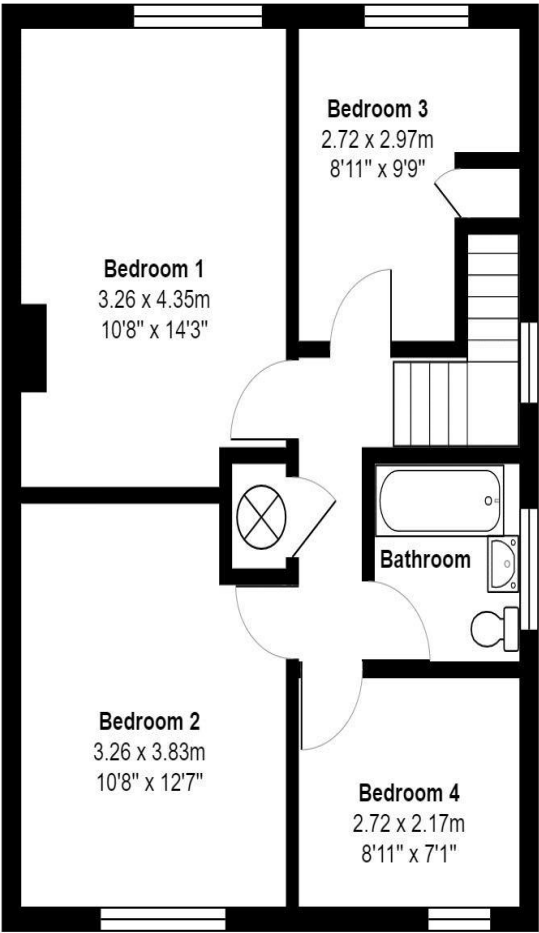
£439,500

Situated on the original Park Farm development overlooking Parkland Way is this Light Airy Much Loved Family Home. The good size accommodation has been maintained and upgraded over the years and offers Lounge, Dining Area, Fitted Kitchen, Cloakroom, Rear Porch, Four Good Size bedroom and Family Bathroom. Situated at the end of the cul de sac with garden to three sides plus parking and garage.. Gas Heating. NO CHAIN. Freehold Council Tax 'D' EPC Rating 'C'

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, 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. There is also a good Sports Centre and Golf Course as you come into Thornbury.



Area: 53.1 m² ... 572 ft²



Area: 51.2 m² ... 551 ft²

Total Area: 104.3 m² ... 1123 ft²



Energy performance certificate (EPC)

10 Dyrham Close Thornbury BRISTOL BS35 1SU	Energy rating C	Valid until: 27 February 2034 Certificate number: 7020-2028-0567-8001-0473
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Property type	Detached house
Total floor area	104 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

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.