

Milburys

SALES LETTING MANAGEMENT

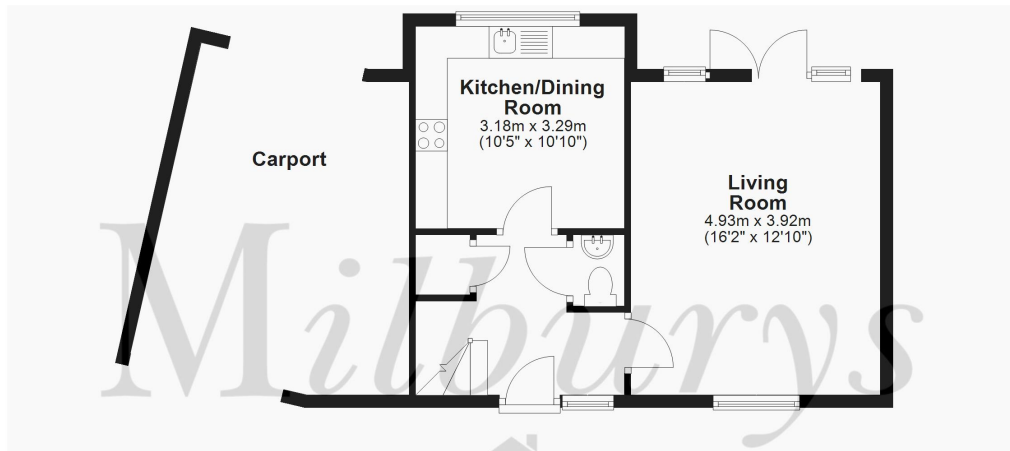


30 Otter Way, Thornbury, Bristol, Gloucestershire, BS35 1AE

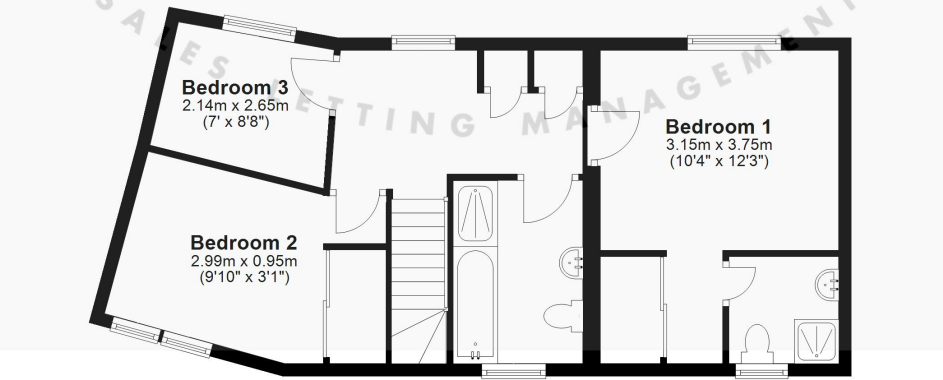
£365,000



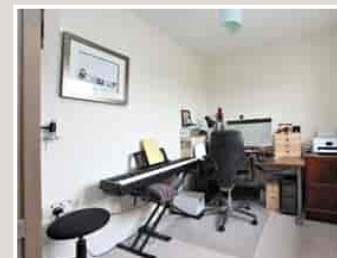
**Ground Floor**  
Approx. 58.9 sq. metres (633.7 sq. feet)



**First Floor**  
Approx. 53.2 sq. metres (572.8 sq. feet)



Total area: approx. 112.1 sq. metres (1206.5 sq. feet)  
For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 30 Otter Way, Thornbury, Bristol, Gloucestershire BS35 1AE

Milburys is proud to offer this immaculately kept three-bedroom semi-detached property, perfectly situated in Thornbury, close to a variety of local amenities and both primary and secondary schools. The home welcomes you in with an inviting entrance hall, following through to the kitchen/breakfast room with integrated appliances, and window above the sink perfectly framing the sizeable rear garden. The ground floor also includes a handy downstairs W/C, plenty of storage space, and a formal lounge with patio doors that open onto the pristinely maintained and fully enclosed walled garden. Perfect for alfresco dining! Upstairs, there are three spacious double bedrooms, one with an en-suite, and modern fitted family bathroom. Other advantages are the single garage with power, a carport, parking, double-glazed windows, and gas central heating. A true gem in a fantastic location surrounded by countryside rambles from the threshold, ready for you to move in to and relish. We highly recommend booking a viewing.

## Situation

Thornbury is a thriving market town to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ([www.thecastleschool.org.uk](http://www.thecastleschool.org.uk)) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

## Property Highlights, Accommodation & Services

- Three Double Bedrooms Semi-Detached Home
- Formal Lounge with Patio Doors Opening onto the Rear Garden
- Smart Fitted Kitchen, Breakfast Room with Integrated Appliances
- Handy W/C & Storage Downstairs
- Principal Bedroom with En-Suite
- Modern Fitted Family Bathroom with Separate Shower to Bath
- Well Maintained Rear Private Garden
- Single Garage with Electric, Carport & Parking
- Edge of Town Development
- Immaculate Condition Throughout
- Close To Local Amenities & Schools

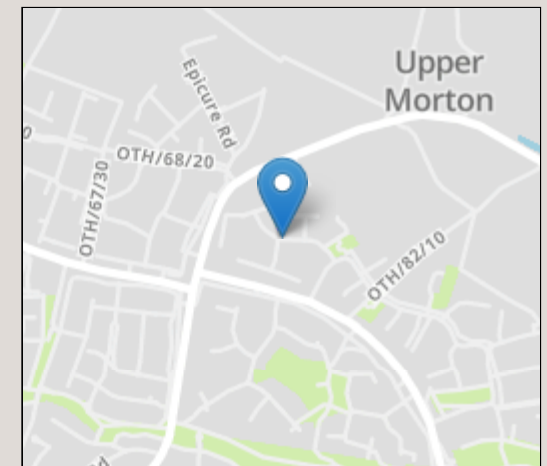
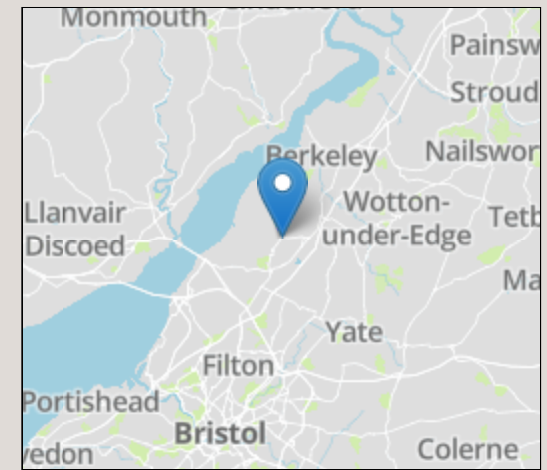
## Directions

Travelling north on the A38 turn left at the Grovesend traffic lights towards Thornbury. At the roundabout take the third exit onto Morton Way. Continue down taking the last turning into Badger Road, then left into Otter Way. Number 30 can be found on the right hand side.

## Local Authority & Council Tax - - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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