



House 'To Let'  
**£1,195 PCM**  
Sawmill Lane, Thornbury



**KEY FEATURES**

Modern Two Bedroom Detached House - Lounge - Kitchen/Dining Area - Cloakroom - Two En-Suites -  
Allocated Parking For Two Cars - Double Glazing - Ground Source Heat Pump  
**EPC - C - DEPOSIT £1378.00**

## Description

This unique detached house is tucked away behind St John Street in a no through road convenient for all the amenities of the High Street. It boasts a generous dual-aspect lounge with bay window and a smart fitted kitchen/dining room, plus a downstairs cloakroom, two double bedrooms and two en-suite shower rooms. Benefits include double-glazing and under-floor central heating. Outside there are two gravelled off-street parking spaces via an entrance shared with the adjacent property. Available now for six months to long term.



## 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. Alexandra Lodge is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - C



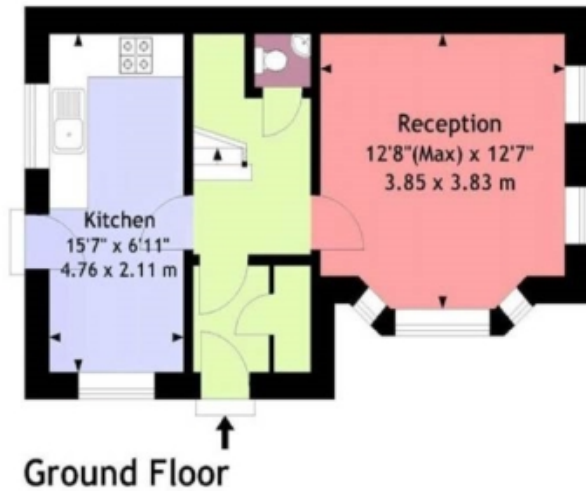
## Contact & Viewing

T: 01454 417336  
w: [www.milburys.co.uk](http://www.milburys.co.uk)



## Floorplan

Gross internal area (Approx)  
71.70 sq m / 771.50 sq ft  
For identification only. Not to scale.  
Produced by Energy Plus



## Additional Photos



## Important Notice

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