

# Bath Court, Cattlemarket, Bath Road, Thornbury, South Gloucestershire



An opportunity to purchase one of six properties on a New Build HomeBuy basis (shared ownership).



- 4 two-bedroom apartments - Available now
- 1 two-bedroom house – Available December 08
- 1 three-bedroom house - Available December 08

These properties are located near Thornbury town centre, less than 150 meters away from the high street which offers a variety of local shops, pubs, cafes and restaurants and adjacent to the community centre and school. The area has good transport links with the M4/M5 interchange approximately 6 miles away and junction 14 of the M5 four miles away.

Applicants are required to be registered with New Futures the HomeBuy agent for the South West.

# Specification

All of the properties are being constructed to an eco homes rating of very good, which means your property will benefit from items designed to reduce your energy consumption and the impact of the development on the environment.

## Houses

Benefit of NHBC Buildmark choice Guarantee-10 year home damage warranty cover

- Windows uPVC
  - Garden
  - Plot 67, one parking space.
  - Plot 63, two parking spaces.
- 

### Kitchen:

- Fully-fitted kitchen
  - Oven, hob and extractor hood
  - Slip resistant vinyl flooring
- 

### Living room:

- BT point
  - Television point
- 

### Bathroom:

- Shower fitted over bath
  - Slip resistant vinyl flooring
  - Shaver socket
- 

### Heating:

- Gas fired central heating

## Apartments

Benefit of NHBC Buildmark choice Guarantee-10 year home damage warranty cover

- Windows uPVC
  - Sky Plus
  - Each apartment has one parking space
- 

### Kitchen:

- Fully-fitted kitchen
  - Oven, hob and extractor hood
  - Slip resistant vinyl flooring
- 

### Living room:

- BT point
  - Television point
- 

### Bathroom:

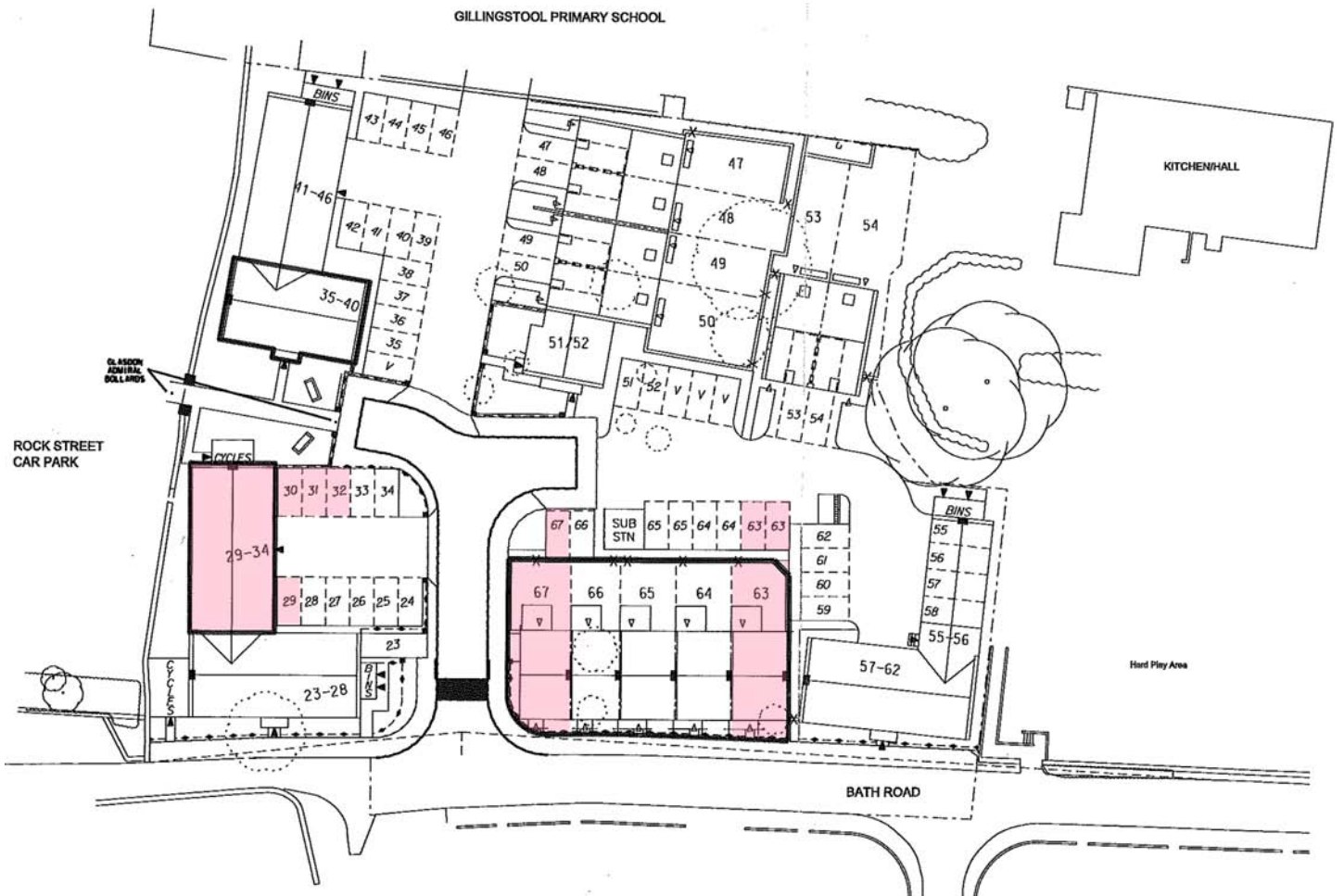
- Shower fitted over bath
  - Slip resistant vinyl flooring
  - Shaver socket
- 

### Heating:

- Gas fired central heating

These particulars do not constitute any part of an offer or contract and any intending purchaser must make their own enquiries as to the accuracy of any representations contained herein. Somer Housing Group does not guarantee the accuracy of any representations contained herein and reserves the right to amend or alter the particulars of the properties or this brochure at any time before contracts for sales with any purchaser are concluded.

# Site plan



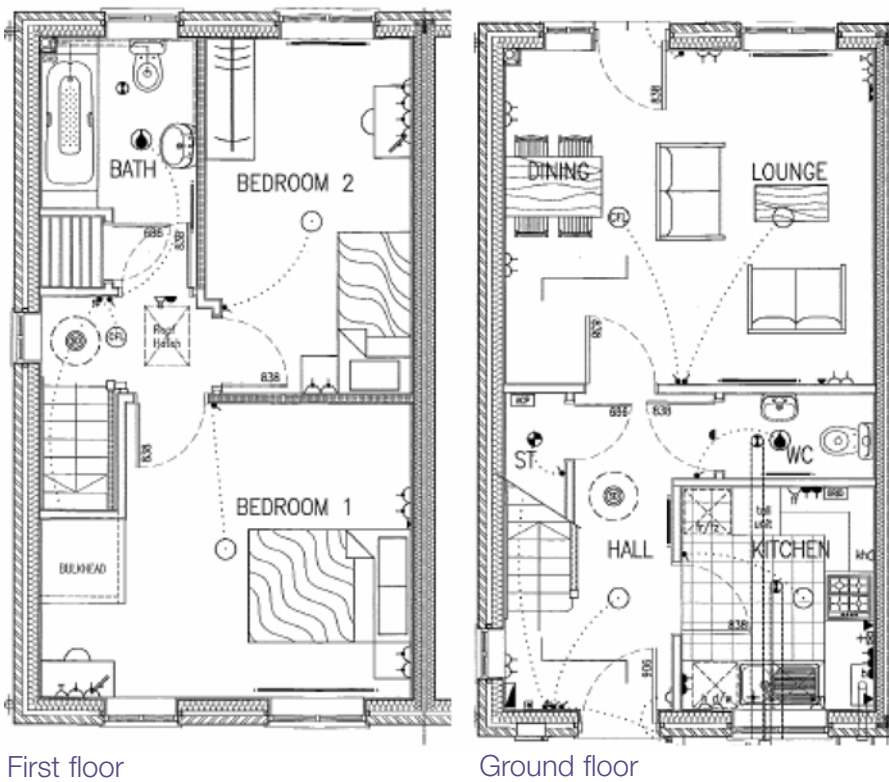
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# Elevations and floor plans

## Plot 67, two-bedroom house



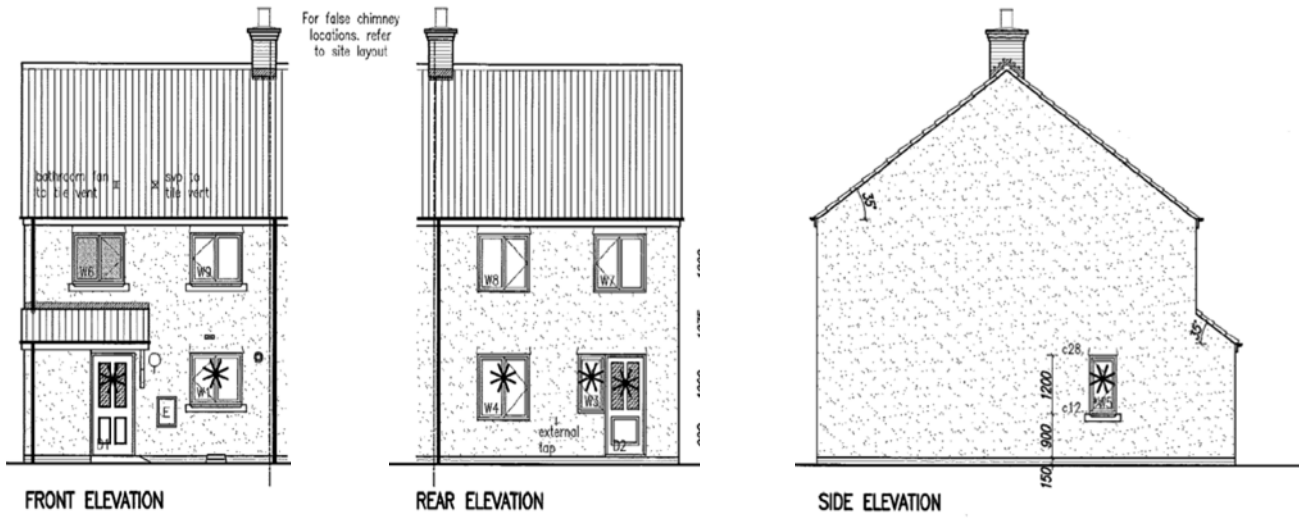
## Plot 67, two-bedroom house



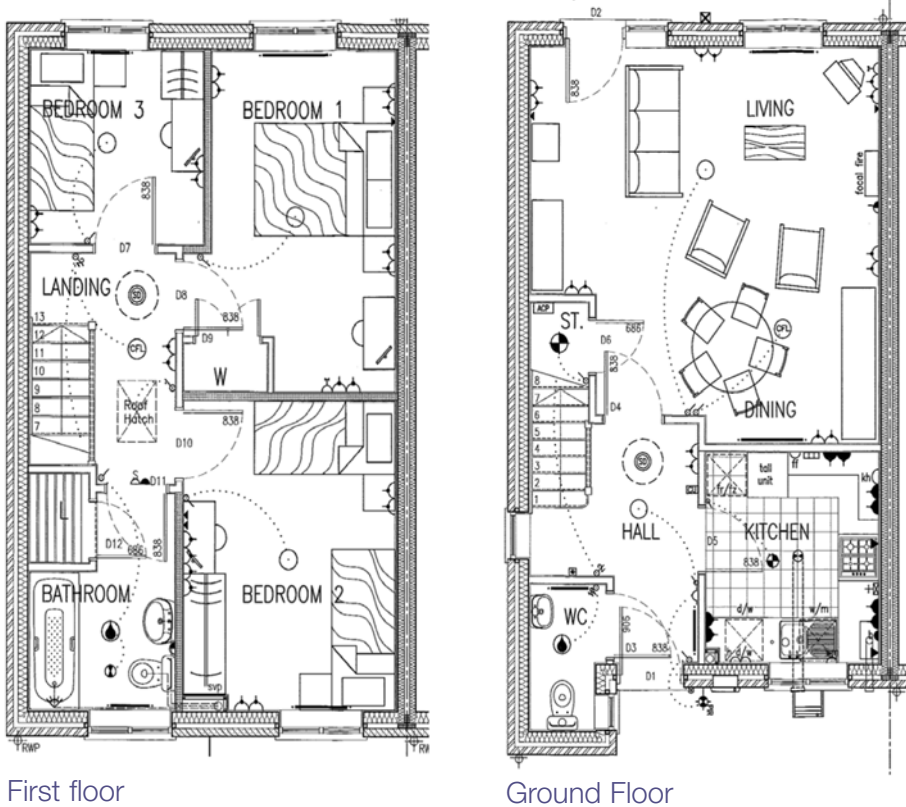
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# Elevations and floor plans

## Plot 63, three-bedroom house



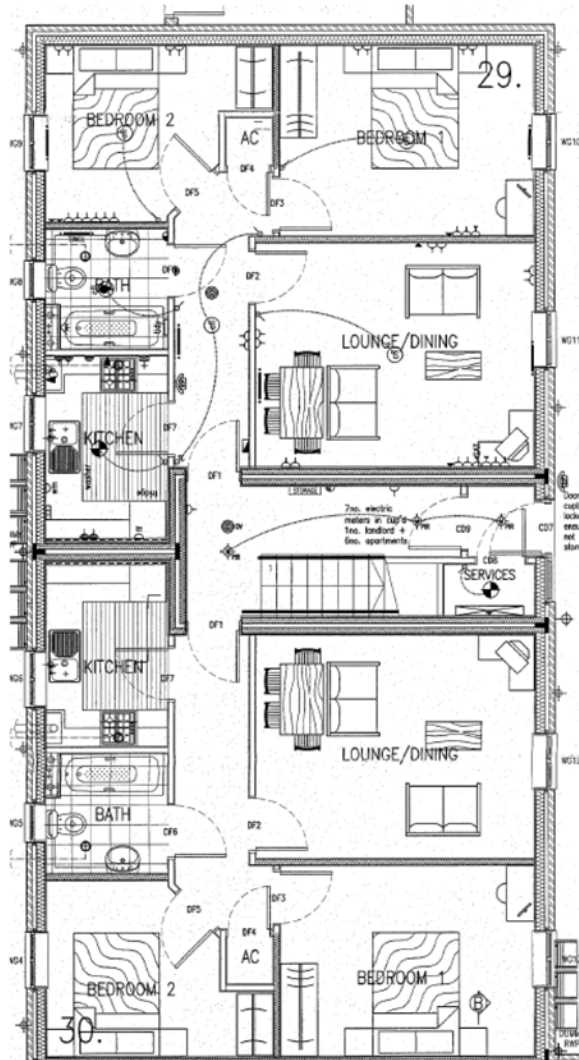
## Plot 63, three-bedroom house



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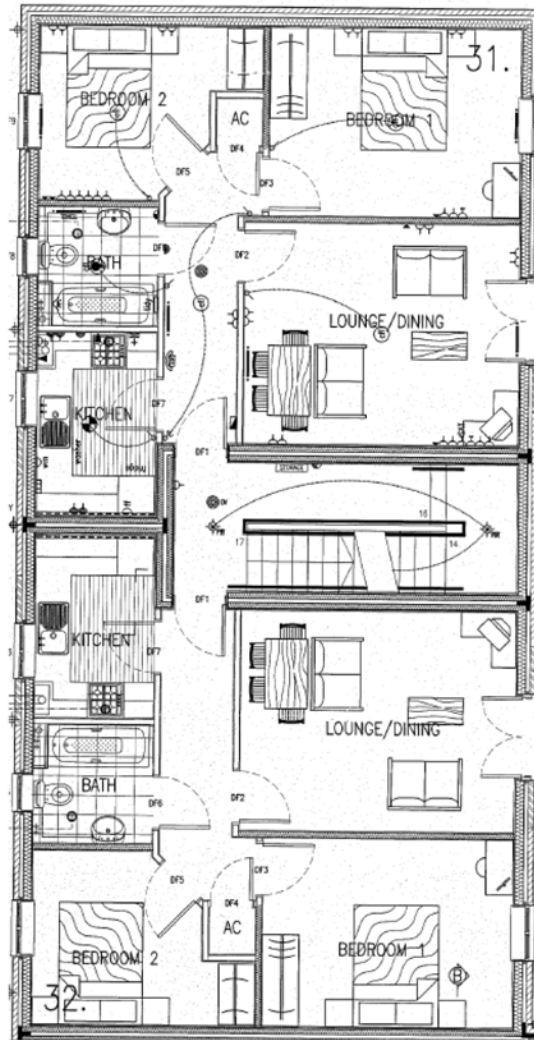
# Floor plans

## Plots 29 - 32, two-bedroom apartments



29 and 30

Ground Floor



31 and 32

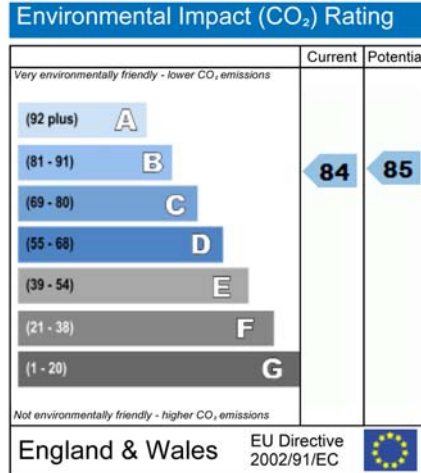
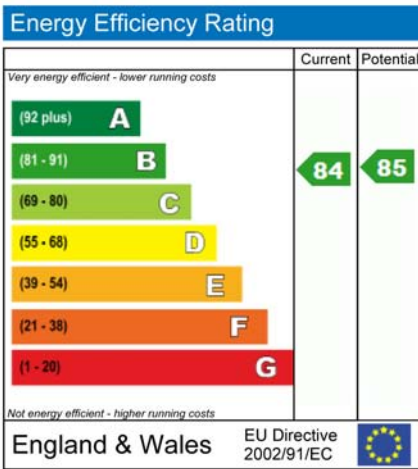
First floor

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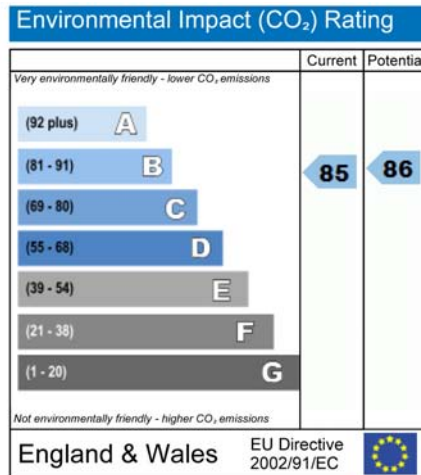
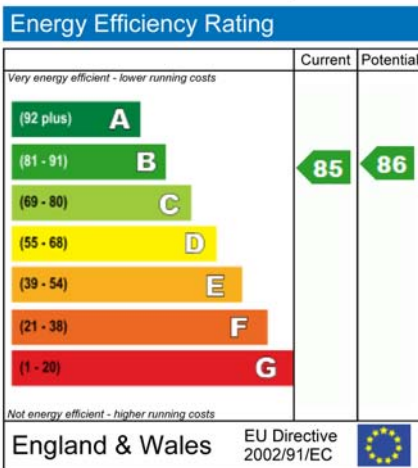


# Energy Ratings

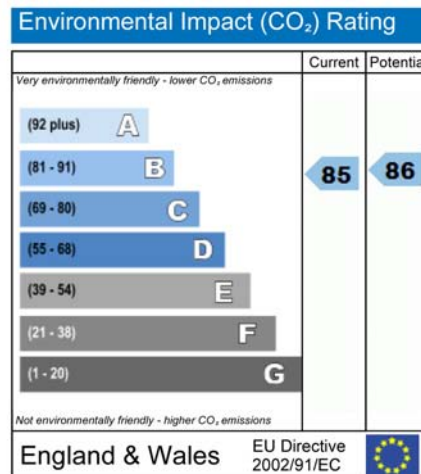
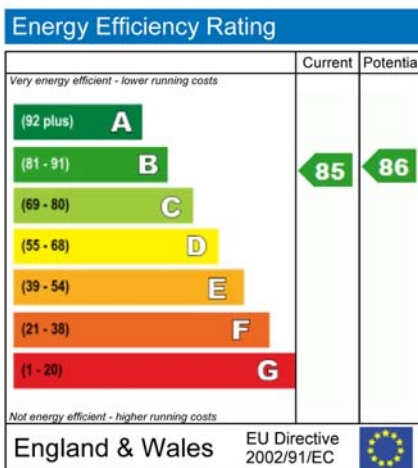
Plot 29



Plot 30

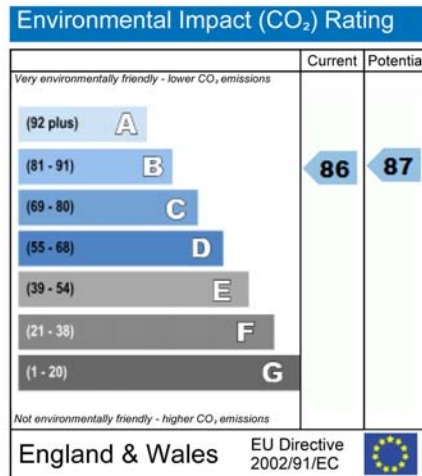
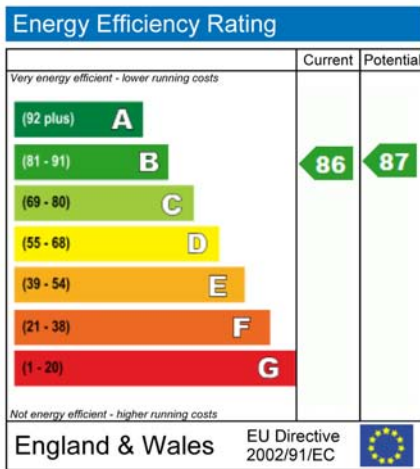


Plot 31

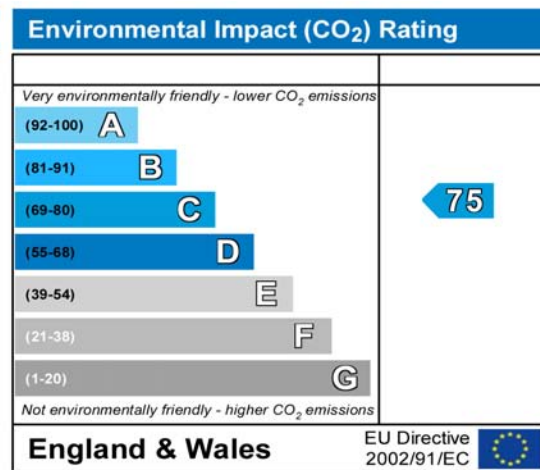
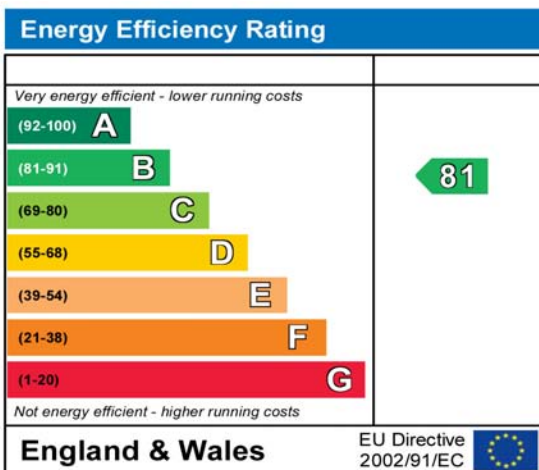


# Energy Ratings

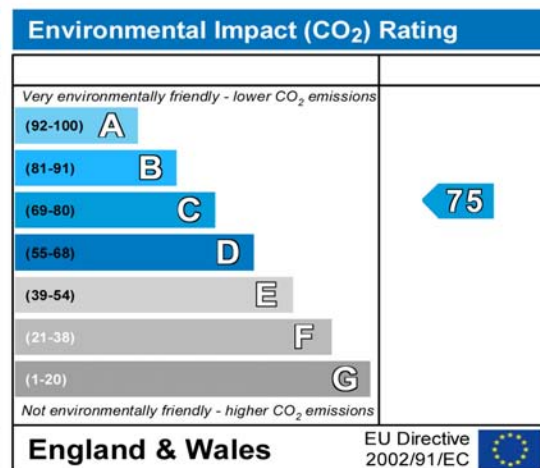
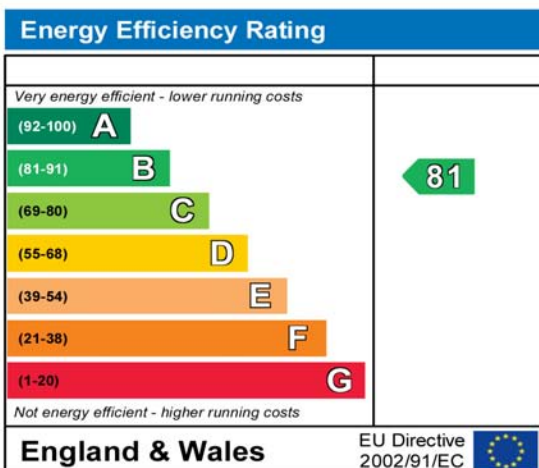
Plot 32



Plot 63 - Predicted energy rating



Plot 67 - Predicted energy rating



please note that plots 63 and 67 are predicted energy performance certificates, final epc's will be provided on completion and may be different to those shown here.