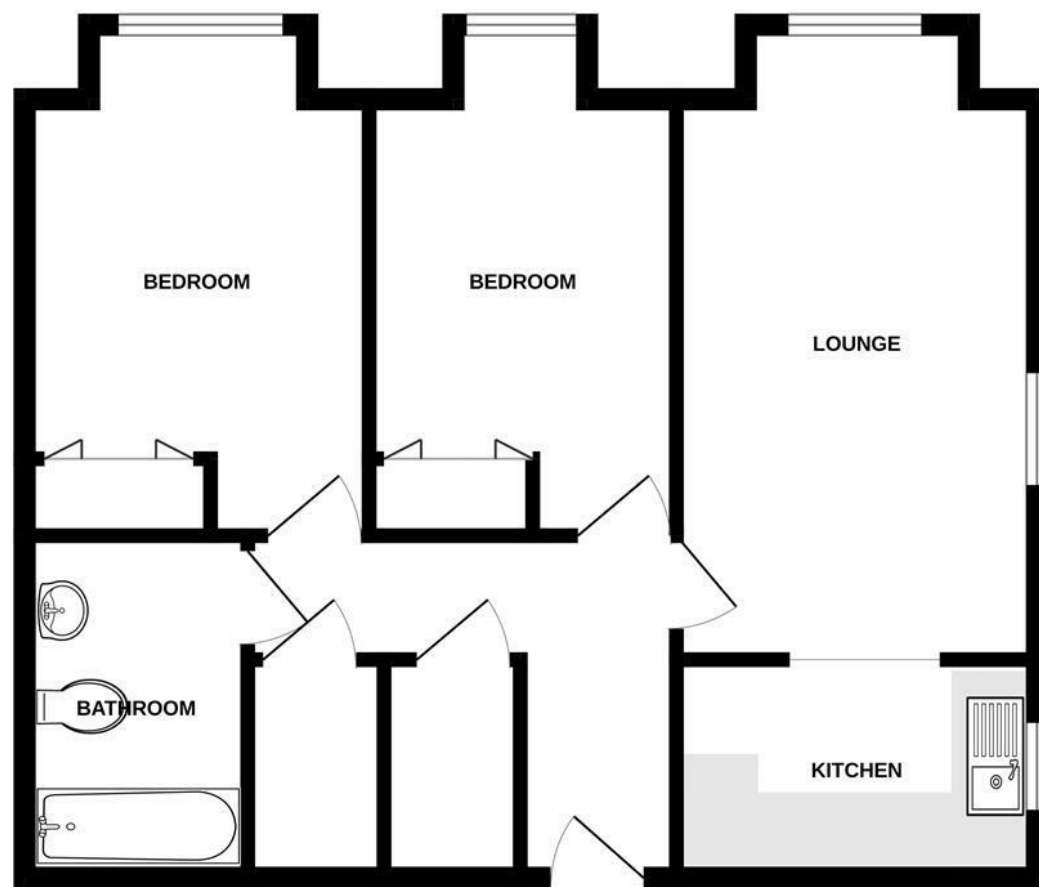


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

56 Homeavon House Bath Road, Bristol, BS31 1SJ



£165,000

A bright and airy two double bedroom upper floor retirement Apartment well suited to those downsizing.

- Retirement complex
- Lift serviced
- Top floor
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Resident's facilities
- No onward sales chain



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# 56 Homeavon House Bath Road, Bristol, BS31 1SJ

Offered to the market with no onward chain, this bright and airy two double bedroom Apartment occupies part of the second floor of a popular lift serviced retirement complex and is ideally suited to those who are looking to downsize.

Internally the property is entered via a secure telephone entry system and presents stairs and a lift that rises to the second floor and leads to Apartment 56. Once inside the neutrally decorated property offers a roomy entrance hallway (with two built in storage cupboards), a dual aspect lounge and a kitchen. Both bedrooms are good sized doubles (both with built in wardrobes) which are serviced by a three piece suite bathroom.

Homeavon House is a popular complex of apartments that boasts a central town location within close proximity to an array of amenities and nearby countryside. Further benefits from the property include extensive resident's facilities including a resident's lounge with kitchenette, laundrette, pretty communal gardens and on site House Manager (not 24 hours).

## INTERIOR

### COMMUNAL ENTRANCE

Secure telephone entry system leading to resident's facilities and with stairs and lift rising to the second floor and leading to Flat 56.

### INTERNAL HALLWAY 3.5m x 2.8m (11'5" x 9'2" )

to maximum points. An 'L' shaped hallway benefitting from two walk in storage cupboards (one housing hot water cylinder), power point and doors to rooms.

### LOUNGE 4.6m x 2.9m (restricted head height in places) (15'1" x 9'6" (restricted head height in places))

Dual aspect double glazed windows to front and side aspects, night storage heater, power points, opening leading to kitchen.

### KITCHEN 3m x 1.7m (9'10" x 5'6" )

Double glazed window to side aspect, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and power for upright fridge/freezer, power points, extractor fan, tiled splashbacks to all wet areas.

### BEDROOM ONE 3.5m x 2.8m (restricted head height in places) (11'5" x 9'2" (restricted head height in places))

Double glazed window to front aspect, built in double wardrobe, electric night storage heater, power points.

### BEDROOM TWO 3.6m x 2.5 (restricted head heights in places) (11'9" x 8'2" (restricted head heights in places))

Double glazed window to front aspect, built in double wardrobe, electric night storage heater, power points.

### BATHROOM 2.7m x 1.8m (8'10" x 5'10" )

Three piece suite comprising wash hand basin, WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### COMMUNAL FACILITIES

Homeavon House offers well frequented resident's facilities

including a resident's lounge (with small kitchenette), a laundrette, an on site House Manager (not 24 hours) A guest suite (available at an extra charge) and well tended resident's gardens.

### OFF STREET PARKING

Resident's off street parking is available on a first come first served basis.

### TENURE

This property is leasehold with approximately 87 years remaining on the lease. The Lease is dated 15th April 1988 - Term - 125 years from 1st February 1987. A yearly ground rent of £544.76 is payable in addition to yearly management charges of £4,561.98

### AGENT NOTE

This property is subject to Grant of Probate. Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://www.gov.uk) website. The property has the benefit of mains water, sewerage and electricity. Potential purchasers are to be aware that the complex is suitable for owners aged over 60, pets are not permitted and the flat is not suitable for buy to let investment.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

