

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(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	



Total Area: 39.1 m<sup>2</sup> ... 421 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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18 Homeavon Bath Road, Keynsham, Bristol, BS31 1SJ



£110,000

A ground floor one bedroom flat situated in a popular retirement complex within Keynsham.

- Retirement complex
- Ground floor flat
- Residents facilities
- Lounge
- Kitchen
- Bedroom
- Shower room
- Entrance Hallway



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## 18 Homeavon Bath Road, Keynsham, Bristol, BS31 1SJ

Positioned on the ground floor of a retirement complex that is situated in the heart of Keynsham, this one bedroom apartment offers accommodation well suited to those looking to downsize.

Internally the property is entered via a secure telephone entry system which provides direct access to the resident's lounge and a laundrette. Once inside number 18 a welcoming entrance hallway (with one built in storage cupboard) is found which provides access to the remaining accommodation, this consists of a bright and airy lounge with delightful views and direct access to the resident's gardens, a modern kitchen with integrated electric oven and hob, a double bedroom (with a built in wardrobe) and a shower room.

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), as well as no onward sales chain.

### INTERIOR

#### GROUND FLOOR

##### COMMUNAL HALLWAY

Accessed via a secure telephone entry system, leading to a house manager's office, residents lounge, launderette, stairs and lifts to the other floors.

##### ENTRANCE HALLWAY 2.6m x 0.9m (8'6" x 2'11" )

Door access to each room, storage cupboard and a power point.

##### LIVING ROOM 4.7m x 3.2m (15'5" x 10'5" )

UPVC double glazed window and door to communal garden, archway to kitchen, night storage heater and power points.

##### KITCHEN 2.2m x 1.6m (7'2" x 5'2" )

Matching wall and base units with laminate worktops and integrated electric hob and oven, stainless steel sink with mixer tap over, power points.

##### BEDROOM 3.7m x 2.6m (12'1" x 8'6" )

UPVC double glazed window overlooking communal garden, built in wardrobe, night storage heater, power points.

##### BATHROOM 2m x 1.6m (6'6" x 5'2" )

Tiled walls, walk in electric shower, wash hand basin with cupboard below and a low level WC.

### TENURE

This property is leasehold. The Lease is 125 years from 1st February 1987 with 88 years remaining. The annual service charge is £3,588.00

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website.

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 Checker

<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.

