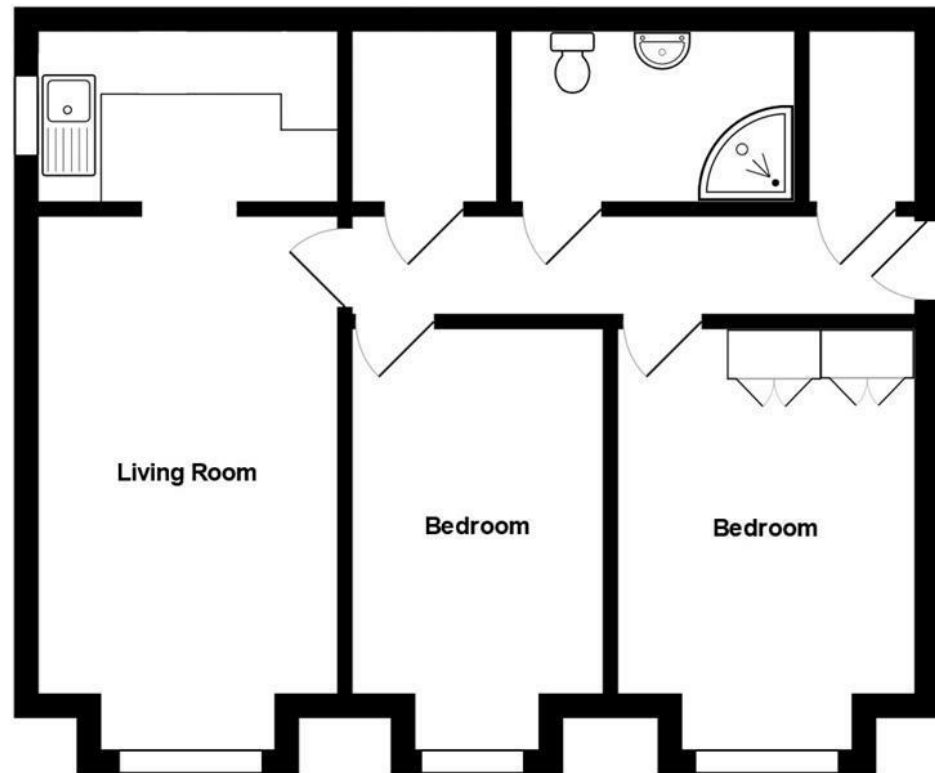


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

www.daviesandway.com

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.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

53 Homeavon House Bath Road, Keynsham, Bristol, BS31 1SJ



£145,000

A bright and airy two double bedroom upper floor flat located in a popular retirement complex.

- Retirement Home
- Lift Serviced
- Entrance Hallway
- Lounge
- Kitchen
- Two Double Bedrooms
- Shower Room
- Resident's Facilities
- No onward Chain



## 53 Homeavon House Bath Road, Keynsham, Bristol, BS31 1SJ

Situated on the top floor of a popular, lift serviced retirement complex, this two double bedroom flat enjoys delightful views of the Resident's gardens from the majority of rooms.

Internally the property is entered via a secure telephone entry system that has a choice of stairs and a lift that rise to the second floor and provide access to the flat. Once inside a lengthy entrance hallway with two large storage cupboards is found, from this room the remaining accommodation is accessed. This consists of a good sized lounge with garden views, a kitchen, two double bedrooms (both with built in wardrobes and garden views) and a spacious three piece suite shower room.

Properties in Homeavon House are well suited to those looking to downsize into retirement accommodation due to the convenient location close to town centre amenities and several bus routes. The complex boasts extensive Resident's Facilities including: a Resident's Lounge, Laundrette, Guest Suite (available at an extra charge) and a on site House Manager (not 24hrs). The flats are surrounded by well cared for gardens that residents have exclusive use of.

### INTERIOR

#### COMMUNAL ENTRANCE

Accessed via secure telephone entry system and leading to Resident's Lounge, House Manager's Office and Laundrette. Stairs and lift rising to second floor and providing access to Flat 53.

#### INTERNAL HALLWAY 5.4m x 1.0m (17'8" x 3'3")

Electric panel heater, power point, walk in storage cupboards, doors to rooms.

#### LOUNGE 5.49m x 3.00m (restricted head height in places) (18'0" x 9'10" (restricted head height in places))

Double glazed window to front aspect overlooking communal gardens, electric night storage heater, power points, opening leading to Kitchen.

#### KITCHEN 2.9m x 1.7m (9'6" x 5'6")

Double glazed window to side aspect, Kitchen comprising range of matching wall and base units with rolled top worksurfaces over, stainless steel sink with mixer tap over, space and power supply for electric oven and upright Fridge/Freezer, power points, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM ONE 4.39m x 2.79m (restricted head height in places) (14'5" x 9'2" (restricted head height in places))

Double glazed window to rear aspect overlooking gardens, built in double wardrobe, night storage heater, power points.

#### BEDROOM TWO 4.50m x 2.49m (restricted head height in places) (14'9" x 8'2" (restricted head height in places))

Double glazed window to rear aspect overlooking gardens, built in double wardrobe, night storage heater, power points.

#### SHOWER ROOM 2.8m x 1.7m (9'2" x 5'6")

Matching three piece suite comprising hidden cistern W.C,

wash hand basin, walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### RESIDENT'S FACILITIES

Residents have exclusive use of a range of facilities including a communal Lounge with Kitchenette, a Laundrette, a Guest Suite (available at an extra charge), on site House Manager (not 24hrs) and delightful Resident's gardens.

### TENURE

This property is leasehold with approximately 88 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

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.

