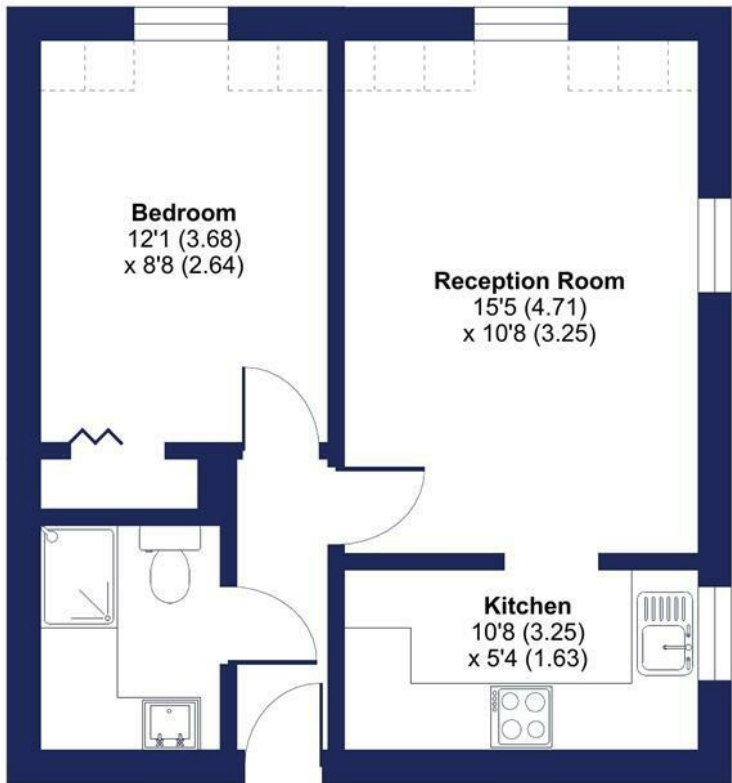


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bath Road, Keynsham, Bristol, BS31

Approximate Area = 387 sq ft / 36 sq m  
Limited Use Area(s) = 21 sq ft / 2 sq m  
Total = 408 sq ft / 38 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1314095



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DAVIES & WAY

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



£100,000

A bright and airy one double bedroom upper floor retirement Apartment well suited to those downsizing that's marketed with no onward chain.

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





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

This well appointed top floor apartment offers an ideal opportunity for those seeking a comfortable and secure retirement lifestyle in a well-maintained community. Set within a popular development in the heart of town, the property enjoys a south-eastly facing position with lovely views across the beautifully tended communal gardens. A wide range of local shops, services, and scenic countryside walks are all conveniently close by.

Designed with comfort and ease of living in mind, the apartment features a welcoming entrance hall with a useful storage cupboard, a bright and spacious lounge enjoying garden views, a modern fitted kitchen, a generous double bedroom, and a well-equipped shower room with a three piece suite.

Residents benefit from excellent on-site amenities, including a comfortable residents' lounge, a laundry room, and the peace of mind provided by an on-site House Manager. This is an ideal home for those looking to enjoy an independent lifestyle within a supportive and sociable environment.

### 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 42.

#### INTERNAL HALLWAY 2.8m x 0.9m (9'2" x 2'11" )

Generous built in storage cupboard housing hot water cylinder, telephone entry phone, power points, doors leading to rooms.

#### LOUNGE 4.7m x 3.2m (restricted head height in places) (15'5" x 10'5" (restricted head height in places))

Dual aspect double glazed windows to front and side aspects overlooking residents gardens and the Bath Road, night storage heater, power points, opening leading to kitchen.

#### KITCHEN 2.3m x 1.6m (7'6" x 5'2" )

Double glazed window to side aspect, recently fitted kitchen comprising range of soft close wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and electric supply for oven and space and power for upright fridge/freezer, power points, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM 3.7m x 2.7m (restricted head height in places) (12'1" x 8'10" (restricted head height in places))

Double glazed window to front aspect overlooking resident's gardens, built in double wardrobe, night storage heater, power points.

#### SHOWER ROOM 2.1m x 1.7m (6'10" x 5'6" )

Matching three piece suite comprising wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with electric shower over, extractor fan, tiled splashbacks to all wet areas.

#### COMMUNAL FACILITIES

Homeavon House offers well frequented resident's facilities including a resident's lounge (with a 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. The Lease is 125 years from 24th July 1987 with 87 years remaining. The annual service charge is £2,554.82. An annual ground rent of £490.28 is payable.

#### COUNCIL TAX

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. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

