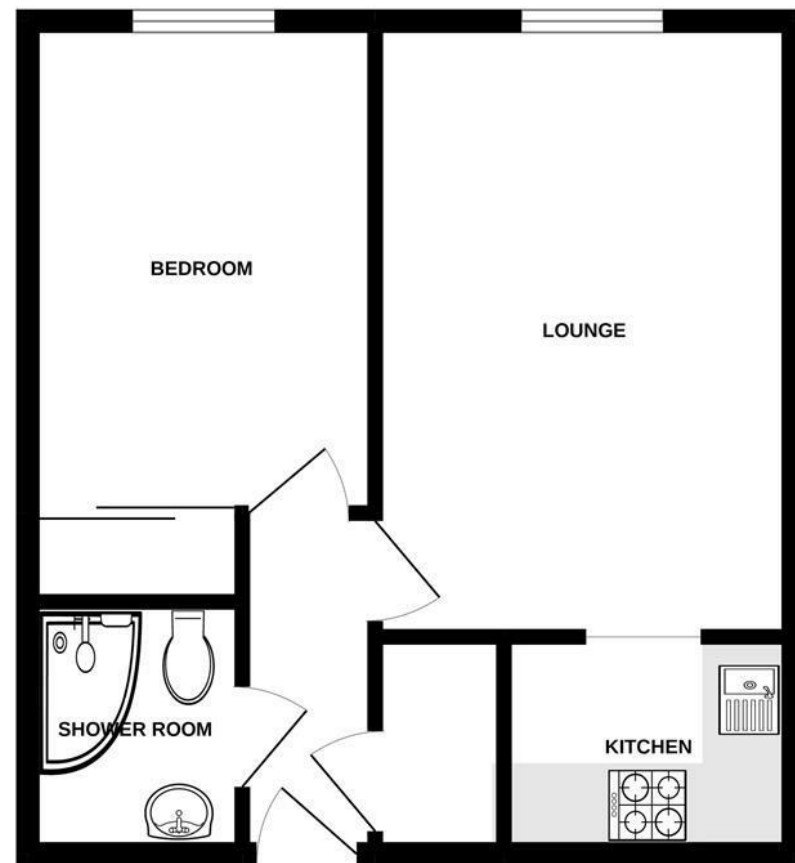


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 396 sq.ft. (36.8 sq.m.) approx.
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.
Made with Metropix v2022.

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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.

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.

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

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



£105,000

Offered to the market with no onward chain, this excellently cared for one double bedroom Apartment is located on the first floor of a popular lift serviced retirement complex.

- Retirement property
- Lift serviced
- First Floor
- Entrance hallway
- Lounge
- Kitchen
- Double bedroom
- Modern shower room
- Marketed with no onward chain



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

Enjoying a high quality kitchen and contemporary shower room, this excellently presented apartment is located on the first floor of a popular retirement complex and boasts well cared for accommodation which is sure to be of interest to those downsizing who are looking for modern home within a social retirement community.

Internally the property is entered via a secure telephone entry system with stairs and lift providing access to the first floor and onto the Apartment. Once inside an entrance hallway with generous storage cupboard is found which leads to the remaining accommodation. This comprises of a lounge with feature electric fireplace, modern kitchen with integrated oven, double bedroom with built in wardrobe and contemporary three piece suite 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

COMMUNAL HALLWAY

Secure telephone entry system providing access to resident's lounge, laundrette, House Manager's office, stairs and lift rising to first floor and leading to Flat 32.

INTERNAL HALLWAY 2.7m x 1m (8'10" x 3'3")

Walk in storage cupboard, power points, doors to rooms.

LOUNGE 5.2m x 3.2m (17'0" x 10'5")

Double glazed window to front aspect, feature electric fireplace with marble surround, night storage heater, power points, opening leading to kitchen.

KITCHEN 1.7m x 2.2m (5'6" x 7'2")

Range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, space and power supply for upright fridge freezer, power points, tiled splashbacks to all wet areas.

BEDROOM 3.7m x 2.7m (12'1" x 8'10")

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

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

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

RESIDENT'S FACILITIES

Well frequented resident's facilities including a resident's lounge with kitchenette, a guest suite (available at an additional charge), laundrette, pretty communal gardens and on site House Manager (not 24 hours)

TENURE

This property is leasehold with approximately 89 years remaining on the Lease. A yearly ground rent of £436 is payable in addition to yearly management charges of £1,876. 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.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Prospective purchasers are to be made aware that photos were taken in 2022.

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)

<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.

