



53 HOMEAVON HOUSE
KEYNSHAM
BRISTOL
BS31 1SL
£130,000

A two double bedroom flat, positioned in a quiet corner of Homeavon House, enjoying lovely green views of the well kept resident gardens to the rear of the development. Offered to the market with no onward chain, this top floor flat is priced to sell and is a perfect opportunity for someone looking for more space than the one bedroom flats can offer.

Homeavon House is exclusively reserved for those aged over 60 and offers an array of resident benefits. Externally, beautifully kept gardens are on hand to offer quiet outside seating areas, whilst internally expansive lounge areas are offering frequented for weekly catch ups over a coffee or two. A laundry room and outside drying area provide the practical nature, whilst for visiting guests, a guest bedroom suite can be reserved for a small additional cost. Overseeing daily affairs a house manager can be found on hand, although please note this service is not available seven days a week.

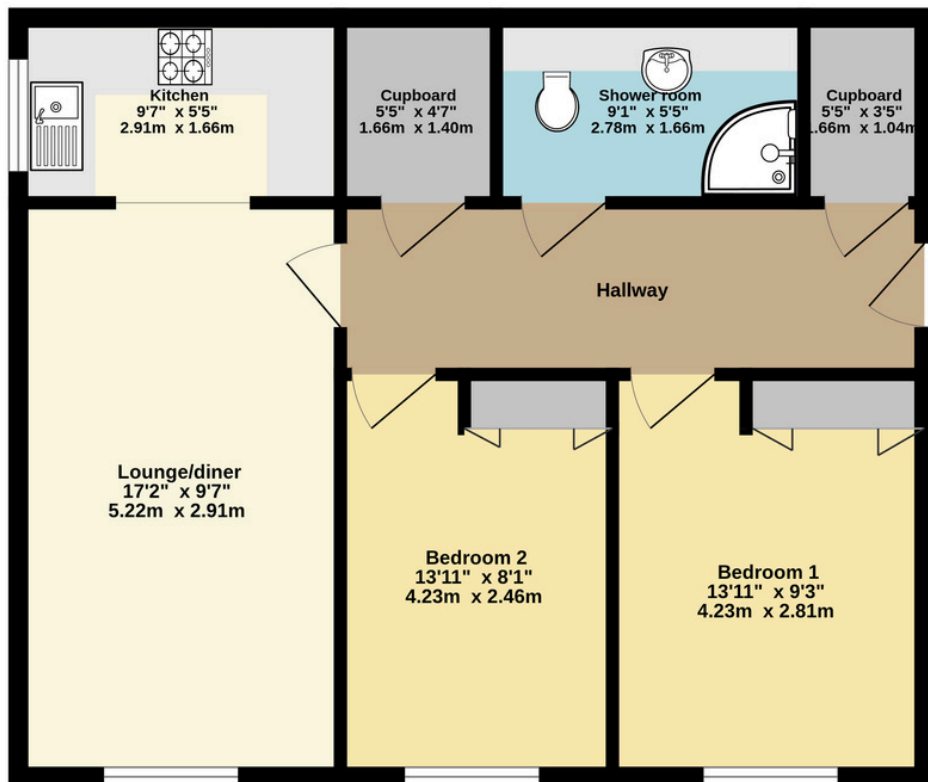
Access to the development is via a secure intercom system, with stairs and lifts leading to the second floor. Once inside the flat, the hallway leads to all rooms, including two, very large storage cupboards. Both bedrooms are double in nature, both with fitted wardrobes and benefitting views of the garden to the rear. The shower room is surprisingly spacious and comprises a three piece white suite including a vanity unit with a large selection of storage cupboards. The lounge / diner is bathed in natural light with a large opening leading to the fitted kitchen. The kitchen benefits numerous built in units and benefits natural light via the double glazed window.

The property is offered to the market with no onward chain, attractively priced and available for any buyer looking to purchase a property in an efficient manner.





Top Floor
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 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.
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Energy performance certificate (EPC)

Flat 53
Homeavon House
Bath Road
BRISTOL
BS31 1SJ

Energy rating

C

Valid until: 24 May 2032

Certificate number: 0257-1212-1602-5403-0704

Property type

Top-floor flat

Total floor area

57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

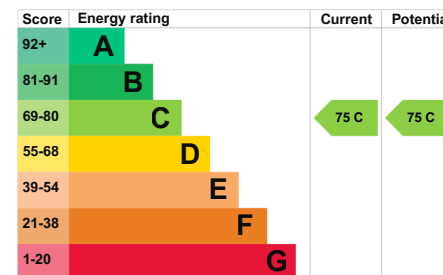
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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