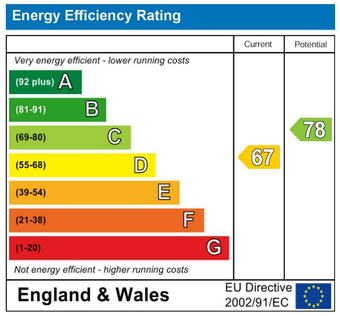
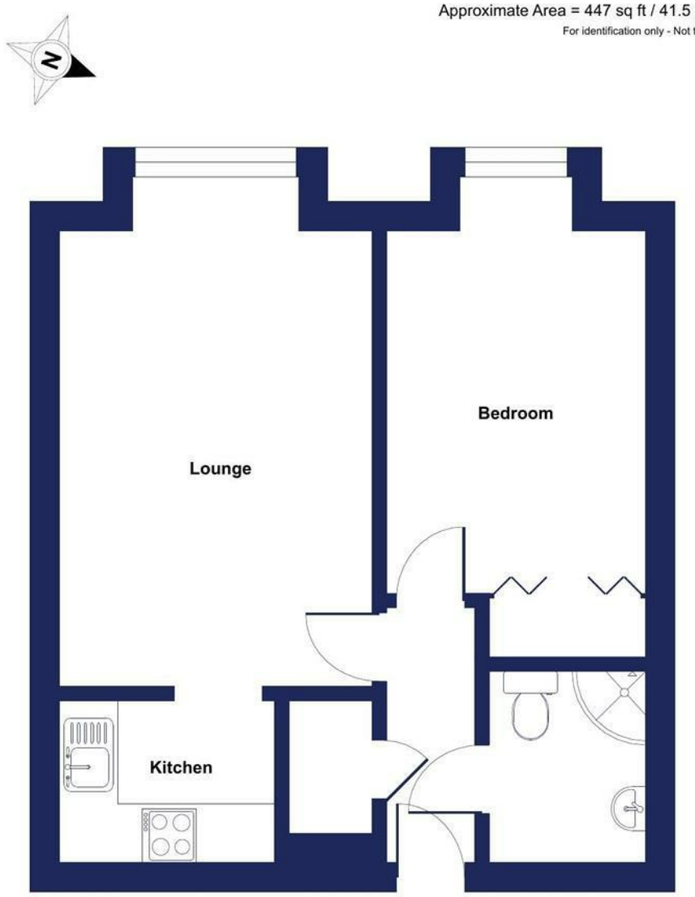


Bath Road, Keynsham, Bristol, BS31

Approximate Area = 447 sq ft / 41.5 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1539942

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Tel: 0117 9863681 email: keynsham@daviesandway.com

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



£100,000

A newly renovated, bright and airy one bedroom flat situated on the top floor of a popular retirement complex.

■ Retirement complex ■ Lift serviced ■ Top Floor
Flat ■ Hallway ■ Lounge ■ Kitchen ■ Bedroom ■ Shower room ■ Resident's facilities ■ No onward chain

naea | propertymark PROTECTED

RICS

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

Situated on the top floor of the popular Homeavon House retirement complex, this recently redecorated one double bedroom flat enjoys town views from the majority of rooms and benefits from lift access.

A secure communal entrance with a telephone entry system leads to stairs and a lift serving the second floor. Inside, a generous entrance hallway with a storage cupboard provides access to all rooms. The accommodation comprises a good sized lounge with views across the town centre, a recently fitted kitchen, a double bedroom with a built-in double wardrobe and a newly installed shower room fitted with a three piece suite.

Conveniently positioned close to town centre amenities and several bus routes, Homeavon House is well suited to those looking to downsize into retirement accommodation. Residents benefit from a communal lounge, laundry facilities, a guest suite available at an additional charge, and an on-site House Manager (not available 24 hours a day). Well maintained communal gardens surround the complex and are for the exclusive use of residents.

INTERIOR

GROUND FLOOR
Communal entrance entered via a telephone entry system. Access to house managers office, resident's lounge. laundrette, stairs and lift rising to second floor.

SECOND FLOOR
Hallway leading to Flat number 48

INTERNAL HALLWAY 2.8m x 0.9m (9'2" x 2'11")
Telephone entry system, power point, walk in storage cupboard housing hot water cylinder, 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))
Double glazed window to front aspect overlooking communal gardens and enjoying views to the town centre, night storage heater, power points, opening leading to kitchen.

KITCHEN 2.3m x 1.6m (7'6" x 5'2")
Recently fitted kitchen comprising range of matching wall and base units with roll top work surfaces, electric oven, electric hob and extractor fan over. Stainless steel sink with mixer tap over, space and plumbing for upright fridge/freezer, power points, splashbacks to all wet areas.

BEDROOM 3.7m x 2.7m (restricted head heigh in places) (12'1" x 8'10" (restricted head heigh in places))
Double glazed window to front aspect enjoying town views, built in double wardrobe, night storage heater, power points.

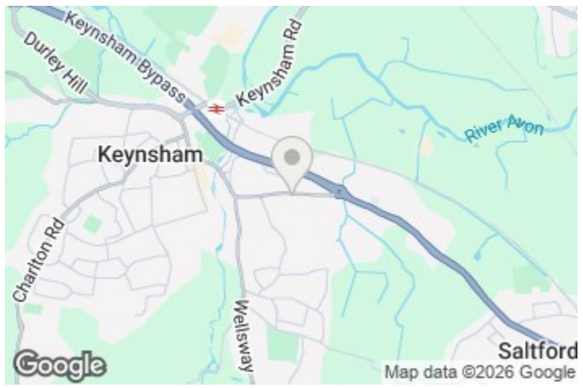
SHOWER ROOM 2.1m x 1.7m (6'10" x 5'6")
Modern recently fitted shower room, comprising wash hand basin with mixer tap over, low level WC, and walk in shower cubicle with electric shower over, heated towel rail, tiled splashbacks to wet areas.

RESIDENTS 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. The Lease is 125 years from 16th July 1987 with 86 years remaining. The annual service charge is £2,736.68 and the annual ground rent is £435.80.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B according to 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).












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