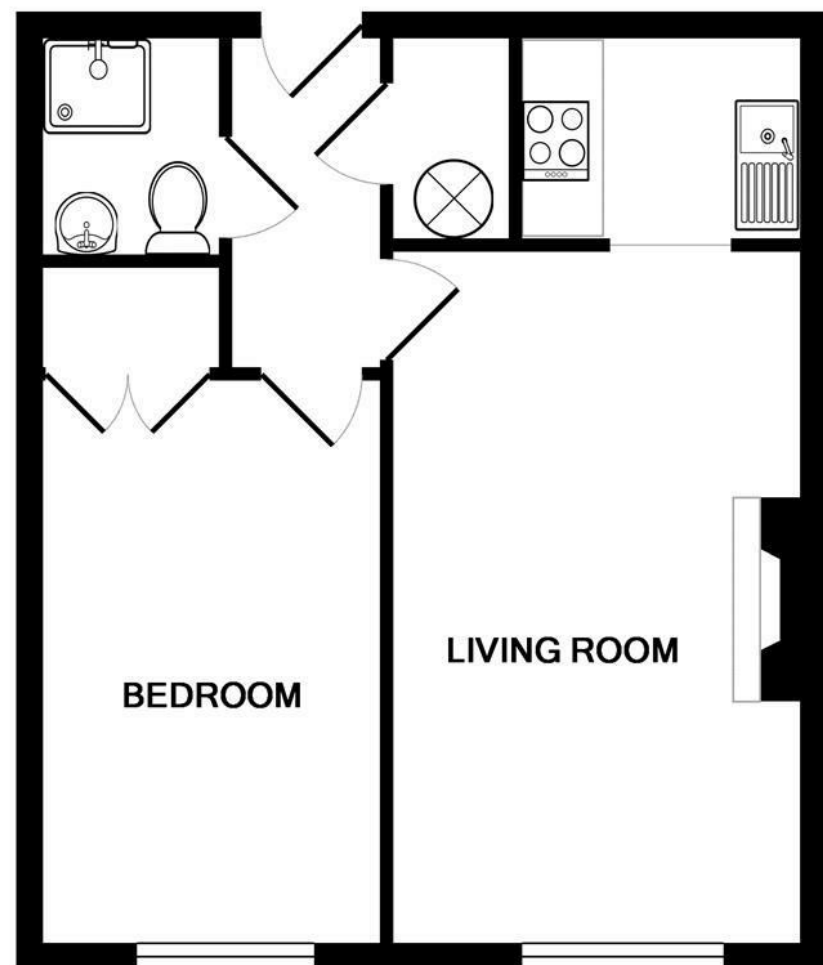


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 40.5 SQ.M. (436 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 30 Homeavon House, Bath Road, Keynsham, BS31 1SJ



£95,000

Located on the first floor of a popular retirement complex is this one double bedroom flat that enjoys delightful views of the pretty communal gardens.

- Retirement complex
- Lift service
- First floor flat
- Resident's facilities
- Entrance hallway
- Lounge
- Kitchen
- Bedroom
- Shower room



Flat 30 Homeavon House, Bath Road, Keynsham, BS31 1SJ

Homeavon House is a popular complex of apartments that boasts a central town location within close proximity to an array of amenities and nearby countryside. The development is surrounded by well tended communal gardens and offers a resident's lounge, launderette and on site House Manager.

Apartment 30 situated on the first floor of the complex and boasts pretty views of the communal gardens from both the lounge and the bedroom. Internally the property comprises of an Entrance hallway with generous storage cupboard, Lounge which leads to the Kitchen, double bedroom and three piece suite bathroom.

In fuller detail the accommodation comprises:

COMMUNAL HALLWAY

accessed via secure telephone entry system, leading to House Manager's office, Resident's private lounge, launderette, stairs and lift leading to first floor providing access to flat 30.

ENTRANCE HALLWAY 2.70m x 0.90m (8'10" x 2'11")
to maximum points. Doors to rooms, walk in storage cupboard, power points.

LOUNGE 5.40m x 3.20m (17'8" x 10'5")
to maximum points; uPVC double glazed window to front aspect overlooking communal gardens, night storage heater, power points, feature electric fire place with wooden surround, opening leading to:

KITCHEN 2.20m x 1.65m (7'2" x 5'4")
to maximum points. Kitchen comprising range of matching wall and base units with rolled top work surfaces, stainless steel sink, space and electric supply for oven, space for upright fridge/freezer, extractor fan, tiled splash backs to all wet areas.

BEDROOM 3.75m x 2.70m (12'3" x 8'10")
to maximum points. uPVC double glazed window to front aspect overlooking communal gardens, built in wardrobe, night storage heater, power points.

SHOWER ROOM 2.05m x 1.70m (6'8" x 5'6")
to maximum points, matching three piece suite comprising wash hand basin, low level WC, walk in shower, extractor fan, tiled splash backs to all wet areas.

AGENT NOTE

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

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.

TENURE

This property is leasehold with approximately 125 years remaining on the lease. A yearly groundrent of £436 is payable in addition to yearly management charges of £1,795.

