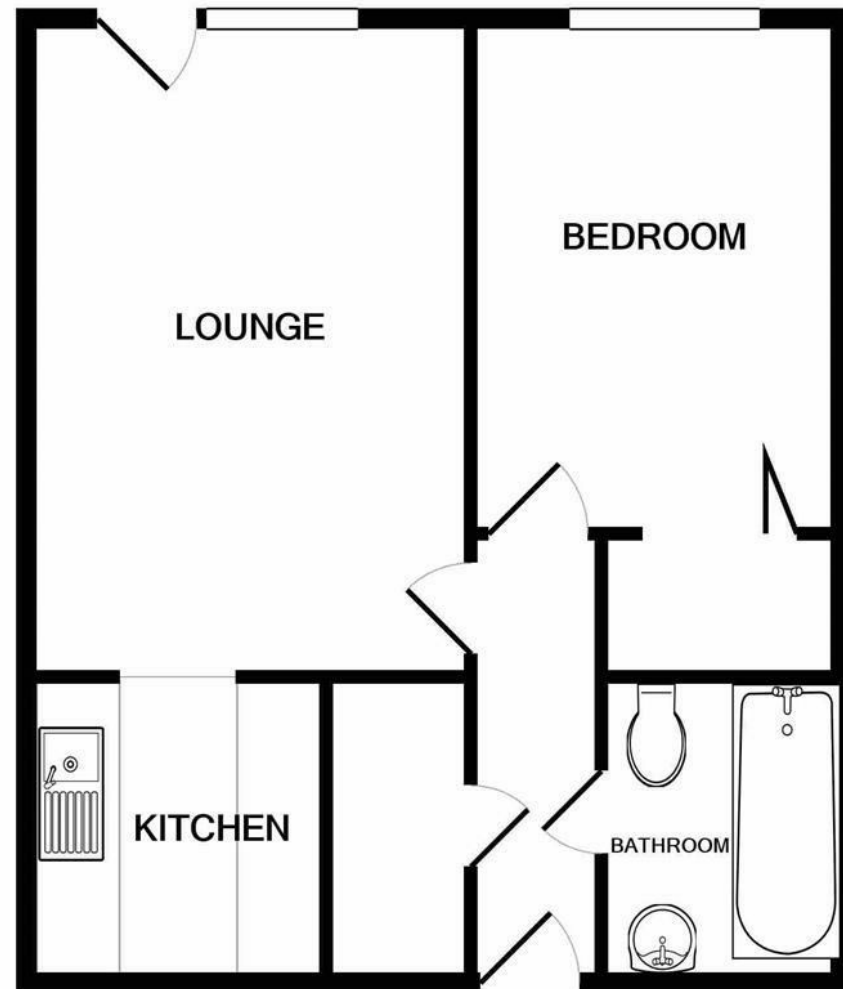


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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Tel: 0117 9863681 email: keynsham@daviesandway.com

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



£125,000

Situated on the ground floor of a popular retirement complex is this one double bedroom property which offers well presented accommodation well suited to those downsizing.

- Retirement Apartment
- Resident's Facilities
- Direct Access to communal gardens
- Private Entrance Hallway
- Living/Dining Room
- Kitchen
- Family Bathroom
- Large storage cupboard
- Recently Decorated



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

A recently redecorated and newly carpeted ground floor apartment situated in a popular retirement complex. Enjoying green views of the communal gardens from the lounge and bedroom with the additional benefit of direct pedestrian access from the lounge.

Internally the property is entered via a secure telephone entry system which leads to the resident's facilities in addition to a hallway leading to flat number 10. Once inside the property an entrance hallway is found with spacious built in storage cupboard, this room leads to a bright and airy lounge with direct views and access to the communal gardens. The property further benefits from a galley kitchen, double bedroom with garden views with a three piece suite bathroom.

COMMUNAL ENTRANCE

Providing access to private front door.

ENTRANCE HALLWAY 2.51m x 0.94m (8'2" x 3'1")

to maximum points. Doors providing access to rooms. Door providing access to large storage cupboard housing hot water cylinder, entry phone and emergency pull cord, power points.

LIVING/DINING ROOM 5.18m x 3.16m (16'11" x 10'4")

to maximum points. UPVC double glazed window to rear aspect, UPVC double glazed double door providing access to communal garden, opening providing access to kitchen, ample space for dining table, night storage heater, power points, emergency pull cord.

KITCHEN 2.24m x 1.69m (7'4" x 5'6")

to maximum points. Kitchen comprising matching wall and base unit to roll top work surfaces. Inset stainless steel sink with taps over, space for oven, space for under counter fridge, fully tiled.

BEDROOM ONE 3.65m x 2.67m (11'11" x 8'9")

to maximum points. Built in storage cupboards, emergency pull cord, electric radiator, power points.

BATHROOM 2.05m x 1.69m (6'8" x 5'6")

to maximum points. Bathroom comprising matching three piece suite housing low level WC, panelled bath with taps over, vanity unit wash hand basin with taps over, fully tiled, electric heater.

TENURE

This property is leasehold with approximately 125 years remaining on the lease. A yearly groundrent of £436 per annum is payable in addition to yearly management charges of £1,793.

AGENT NOTE

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

