Bath Road, Keynsham, Bristol, BS31

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Davies & Way. REF: 1312511

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

£105,000

A well presented, bright and airy one bedroom flat situated on the first floor of a popular retirement complex.

▪ Retirement complex ▪ First floor flat ▪ Resident's facilities ▪ Living room ▪ Kitchen ▪ Bedroom ▪ Shower room ▪ Lift service

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RICS

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

This first floor south west facing apartment presents an excellent opportunity to reside in a well-regarded apartment complex positioned in the heart of town. Ideally located within close proximity of various local amenities and scenic countryside, the development is set amidst beautifully maintained communal gardens. Residents benefit from a range of convenient on-site facilities, including a residents' lounge, launderette, and the reassurance of an on-site House Manager.

This first-floor apartment enjoys charming garden views from both the lounge and the bedroom, providing a peaceful outlook. Inside, the accommodation features a welcoming entrance hall with a useful storage cupboard, a spacious and light lounge leading into a fitted, modern kitchen, a double bedroom, and a bathroom fitted with a three-piece suite.

GROUND FLOOR

COMMUNAL HALLWAY
Accessed via a secure telephone entry system, leading to House Manager's office, Resident's lounge, launderette, stairs and lift leading to first floor providing access to flat 26.

FIRST FLOOR

ENTRANCE HALLWAY 2.3m x 0.9m (7'6" x 2'11")
Doors leading to rooms and a storage cupboard.

RECEPTION ROOM 5.2m x 3.2m (17'0" x 10'5")
Double glazed window overlooking communal gardens, arch to kitchen, electric storage heater and power points.

KITCHEN 2.1m x 1.6m (6'10" x 5'2")
Matching wall and base units with roll top work surfaces over and tiled splashbacks. Integrated electric oven and an induction hob with extractor over, space for slimline fridge/freezer, stainless steel sink and drainer with a mixer tap over, power points.

BEDROOM 4.2m x 2.6m (13'9" x 8'6")
Double glazed window overlooking communal gardens, fitted wardrobe with sliding mirrored doors, electric storage heater and power points.

SHOWER ROOM 2m x 1.6m (6'6" x 5'2")
Walk in shower cubicle with sliding doors and a rainfall attachment over, vanity unit with storage cupboards and wash hand basin with mixer tap, WC and a wall mounted mirror. Fully tiled walls and an electric heated towel rail.

TENURE
This property is leasehold. The Lease is 125 years from 24th July 1987 with 87 years remaining. The annual service charge is £3,842.00. An annual groundrent of £490.28 is payable.

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).
Purchasers are to be aware this property is subject to probate.

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