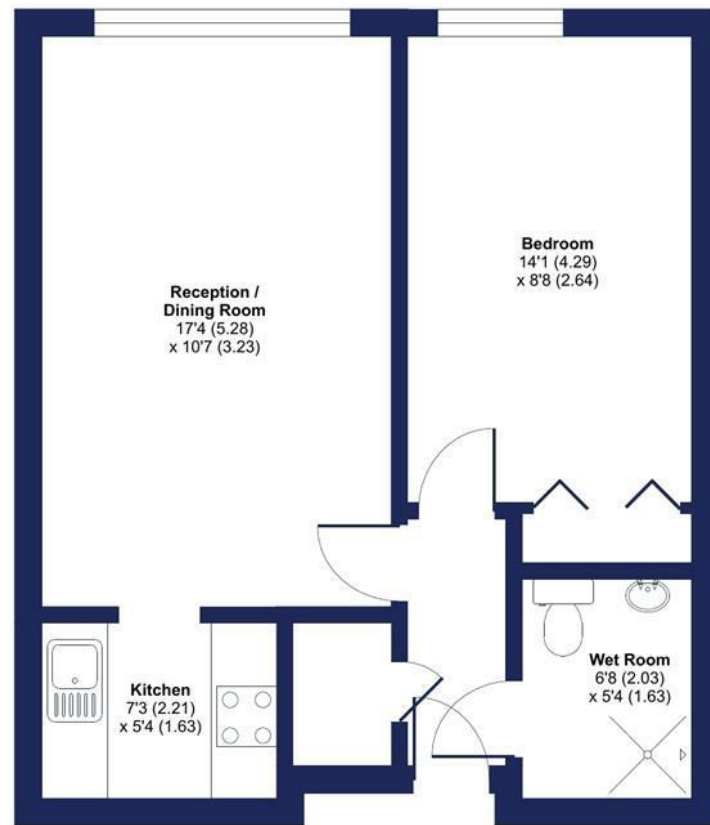


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

**Bath Road, Keynsham, Bristol, BS31**

Approximate Area = 451 sq ft / 41.8 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: 1305621



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Tel: 0117 9863681 email: keynsham@daviesandway.com

**Flat 30, Homeavon House Bath Road, Keynsham, Bristol, BS31 1SL**



**£100,000**

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, Bristol, 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.

The apartment is 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

to maximum points. Doors to rooms, walk in storage cupboard and power points.

### LOUNGE

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

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

to maximum points. uPVC double glazed window to front aspect overlooking communal gardens, built in wardrobe, night storage heater, power points.

### SHOWER ROOM

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.

### TENURE

This property is leasehold. The Lease is 125 years from 1st February 1987 with 87 years remaining. The annual service charge is £3,842.00. A ground rent of £245 is payable every 6 months.

### COUNCIL TAX

Prospective purchasers are to be aware that this

property is in council tax band B according to [www.gov.uk](http://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 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

