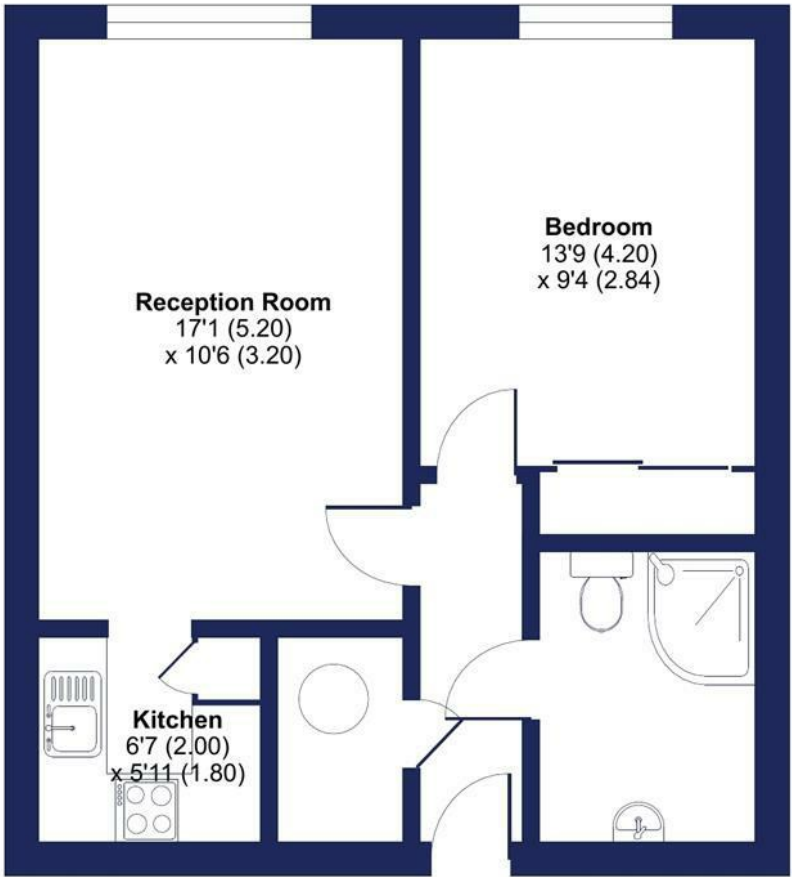


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



www.daviesandway.com  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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.  
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

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





## 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](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 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.

