

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 50 Homeavon House Bath Road Keynsham Bristol BS31 1SJ



Located on the end of a wing of this popular retirement complex, this double bedroom upper floor flat enjoys a bright and airy feeling throughout.

\* Lift serviced \* Communal facilities \* Second floor \* Entrance hall \* Lounge \* Kitchen \* Double bedroom \* Shower room \* Marketed with no onward chain \*



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# Flat 50 Homeavon House Bath Road Keynsham Bristol BS31 1SJ

This neutrally presented one double bedroom apartment located on the second floor of a popular retirement complex.

Internally the property has been well cared for. The flat is located on the end of one wing and benefits from a window within the kitchen and second window in the lounge/dining area overlooking the communal gardens. The accommodation in brief comprises of an entrance hallway, generous lounge with ample space for sofas and dining a good size storage cupboard, kitchen, one double bedroom and shower room.

Homeavon House is a popular retirement complex within the heart of Keynsham and enjoys a range of communal facilities including that of a residents lounge with kitchenette, launderette and on site House Manager (not 24 hours). The complex is surrounded by pretty communal gardens and is situated within close proximity to amenities and with good transport links.

In fuller detail the accommodation comprises (all measurements are approximate):

**ENTRANCE HALLWAY:** 3.10m x 2.74m narrowing to 0.95m (10' 2" x 9' narrowing to 3' 1"). Emergency pull cord, power points, doors leading to rooms.

**LIVING/DINING ROOM:** 5.63m x 3.91m (18' 5" x 12' 9") to maximum points. uPVC double glazed window to rear aspect. Storage cupboard housing hot water cylinder and tank, emergency pull cord, entry telephone, electric storage heater, power points, archway opening providing access to kitchen.

**KITCHEN:** uPVC double glazed window to front aspect. Kitchen comprising range of matching wall and base units with rolled top work surfaces, stainless steel bowl and drainer sink with taps over, tiled splashbacks to all wet areas, power points.

**BEDROOM:** 4.11m x 2.65m (13' 5" x 8' 8") to maximum points. uPVC double glazed window to rear aspect, built in storage cupboards, emergency pull cord, electric radiator, power points.

**SHOWER ROOM:** 2.04m x 1.63m (6' 8" x 5' 4") to maximum points. Shower room comprising low level WC, vanity unit, wash hand basin with mixer tap over, shower cubicle with electric shower over, electric heater, tiled splashbacks to all wet areas.


**COMMUNAL FACILITIES:** The development is surrounded by well-tended communal gardens and offers a resident's lounge, launderette and on site House Manager (not 24 hours).

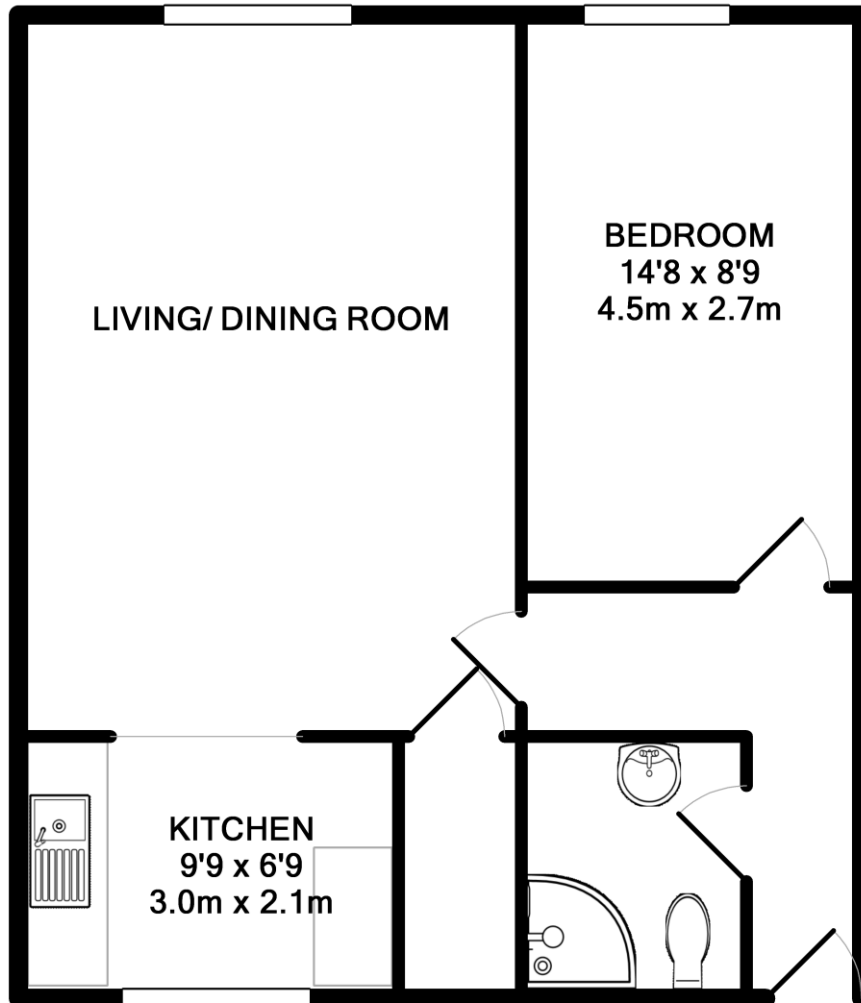
**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
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**REF UWK2507**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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