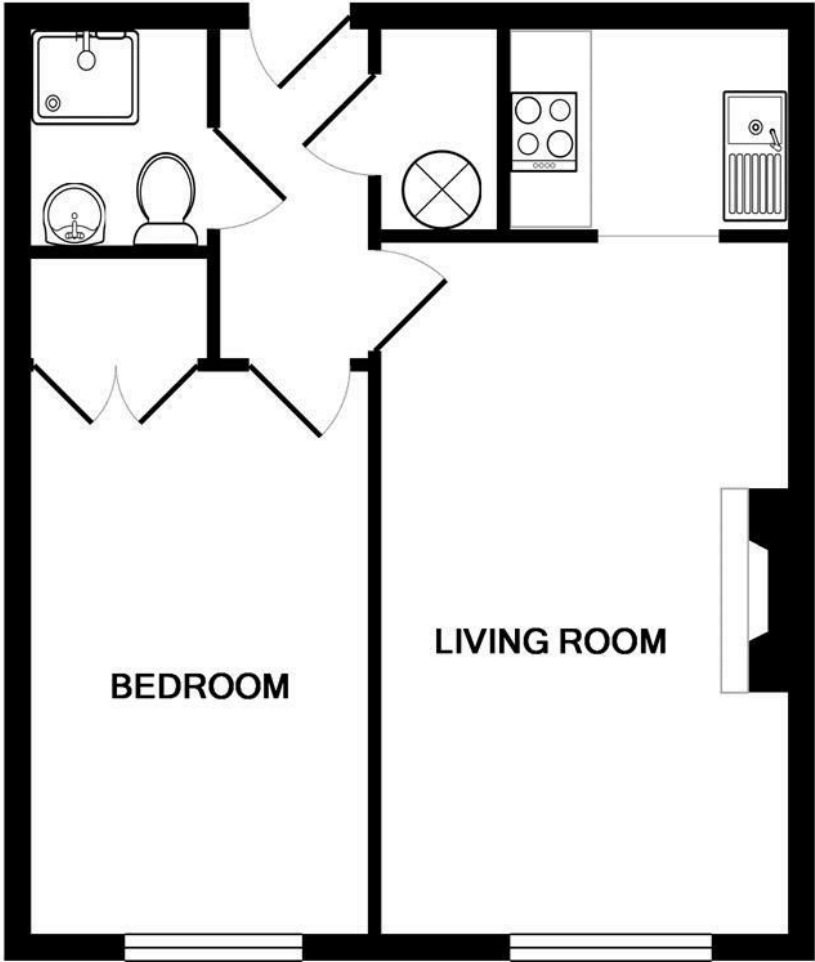


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 40.5 SQ.M. (436 SQ.FT.)

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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DAVIES & WAY

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Flat 30 Homeavon House, Bath Road, Keynsham, BS31 1SJ



£125,000

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, 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.

Apartment 30 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 2.70m x 0.90m (8'10" x 2'11")
to maximum points. Doors to rooms, walk in storage cupboard, power points.

LOUNGE 5.40m x 3.20m (17'8" x 10'5")
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 2.20m x 1.65m (7'2" x 5'4")
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 3.75m x 2.70m (12'3" x 8'10")
to maximum points. uPVC double glazed window to front aspect overlooking communal gardens, built in wardrobe, night storage heater, power points.

SHOWER ROOM 2.05m x 1.70m (6'8" x 5'6")
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.

