



G R E G O R Y S
— E S T A T E A G E N T S —

51 Homeavon Bath Road
Bristol, BS31 1SJ

£100,000



Pleasantly positioned to the rear of this McCarthy & Stone retirement development is this top floor apartment enjoying a peaceful setting. Offered for sale with no onward chain and available for immediate occupation, this one bedroom flat is priced to sell. Providing a secure and friendly retirement environment with lift access to the upper levels, the property benefits from use of residents facilities to include a generous common room situated upon the ground floor, a laundry room and assistance from the on site house manager. Extremely well-maintained communal gardens can be enjoyed by residents and provide a colourful view from both the lounge and the bedroom. Located just a short distance from the town centre, bus routes and memorial park, the property offers a convenient location for local amenities and public transport. Residents parking is available on a first come first served basis, in addition to spaces allocated for visitors, with flat, easy access to the communal entrance.

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ACCOMMODATION

ENTRANCE

Entrance to the property is via a communal hallway and intercom system. Stairs and a lift provide access to the second floor where the apartment can be found

HALLWAY

Entrance door to the property, loft hatch, coved ceiling, shelved airing cupboard housing the hot water tank, doors to rooms

BATHROOM

A three piece suite comprising low level wc, wash hand basin set in vanity unit with storage under and a panelled bath with electric shower, tiled walls, tiled effect vinyl flooring, wall mounted heater

BEDROOM 13' 11" x 8' 9" (4.23m x 2.66m)

Double glazed window to the rear aspect enjoying views of the garden and beyond, fitted wardrobe, electric radiator

LOUNGE / DINER 17' 1" x 10' 7" (5.2m x 3.23m)

Double glazed window to the rear aspect with views of the gardens, wall mounted electric radiator, electric fireplace and surround, coved ceiling, archway to the kitchen

KITCHEN 7' 3" x 5' 5" (2.20m x 1.65m)

A selection of matching wall and base units with roll top work surfaces over, one and a half bowl sink and drainer unit with mixer taps over and tiled splash backs, freestanding fridge / freezer and cooker (included the sale) vinyl flooring

EXTERIOR

A selection of resident and visitor spaces with attractive communal gardens located to the front and rear of the development.





Ground Floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq.ft. (38.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Certificate



Flat 51 Homeavon House, Bath Road, Keynsham, BRISTOL, BS31 1SJ

Dwelling type: Top-floor flat
 Date of assessment: 28 June 2016
 Date of certificate: 29 June 2016
 Reference number: 8766-7626-4450-6548-9926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 41 m²

Use this document to:

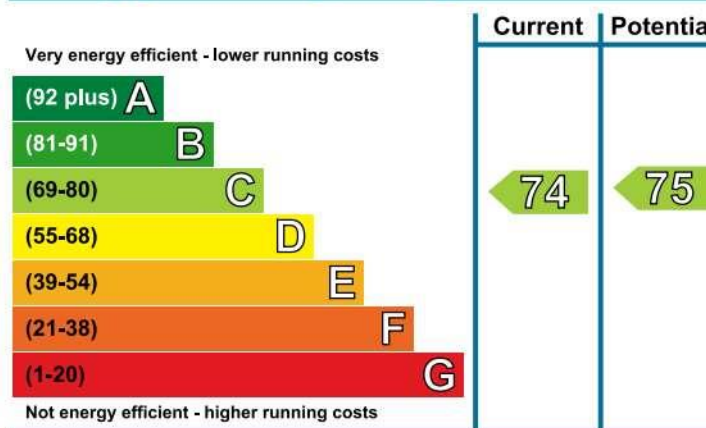
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,212
Over 3 years you could save	£ 36

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 105 over 3 years	
Heating	£ 624 over 3 years	£ 645 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 1,212	£ 1,176	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 39

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.