



JEREMY JENKINS

ESTATE AGENT



7 Avon Heights, Avonpark, Limpley Stoke, Near Bath, BA2 7JR.

Guide price: £650,000.

A well-located semi-detached house for those over 55 set in the grounds of Avonpark Retirement Village on the ridge line of the lovely Limpley Stoke valley. As well as the attractive on-site features, there is access to the nearby village of Winsley and farm shop, the market town amenities in Bradford-on-Avon and city centre attractions in Georgian Bath. The area is also great for invigorating walks.

The houses at Avon Heights are set slightly elevated above the village's apartments and are more or less surrounded by trees – blissful! The accommodation is impressive and roomier than one might think from a glance at the exterior; the entrance hall is especially welcoming with attractive oak flooring. Downstairs; glazed double doors lead from the hall to a galleried sitting room with fireplace and French doors; a double aspect dining room; a bright kitchen looking onto the rear garden; a cloakroom and a bedroom with ensuite. We also find a cloakroom and roomy conservatory. A wide staircase leads upstairs where there are two further double bedrooms with lovely views over the countryside, the main bathroom and the gallery which is currently used as a study. There is storage space in the attic which is part boarded, has power and light, and access by a drop-down ladder. The private, pretty gardens have areas of sunshine and shade to sit in and relax. There is parking and a garage.

Avonpark village is set in several acres of mixed park and woodland between the villages of Limpley Stoke and Winsley. Featuring well-appointed communal facilities, from club rooms and gardens with large sun terrace through to a formal restaurant, conservatory bistro, bar, coffee lounge and library area, Avonpark Village offers independent living with a range of optional in-home care services & minibus for local shopping & trips. There are visiting services such as Doctor & district nurse, hairdresser and nail salon. There is a weekly cleaning service & weekly laundry for sheets & towels. Lastly there are allotments for the green fingered! There are plans afoot for a major redevelopment of the site to much improve the facilities & expand accommodation with ambitious remodelling.

Note: 999 yr lease from 1999. Services charge £8,490.52 pa. Ground rent £100 pa. There is NO assignment fee on resale. **EPC - C**

- Three bedrooms, two bathrooms
 - Study and large conservatory
 - Sitting room, dining room and study
 - Private garden with sun and shade
 - Fitted kitchen overlooking the garden
 - Garage & parking
- NO CHAIN.**





Pretty, peaceful gardens

Flexible accommodation

*Parking & garage
No Chain!*

J373 Printed by Ravensworth 01670 713330

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
Jeremy Jenkins Estate Agent Limited Registered No. 07110935, 1 Abacus House, Newlands Road, Corsham, Wiltshire, SN13 0BH. A wholly owned subsidiary of Grampus Property Company Limited. List of directors available on request.
Registered in England: 07115125.

