



15 Jasmine Close

Highbridge, TA9 3NA

Price £325,000



# PROPERTY DESCRIPTION

This extended four-bedroom detached home offers spacious and versatile accommodation, perfect for modern family living.

Entrance porch\* entrance hall\* living room\* kitchen/dining room\* utility\* conservatory\* cloakroom\* lounge\* master bedroom with en suite shower room\* three further bedrooms\* bathroom\* ample parking, garage and gardens.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



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>		72	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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc obscure double glazed door to the:

### Entrance Porch

5'2" x 3'3" (1.60 x 1.00)

Further upvc double glazed door to the:

### Entrance Hall

12'5" x 5'10" (3.79 x 1.79)

Stairs leading to the first floor, radiator, understair storage.

### Living Room

13'6" x 11'4" (4.12 x 3.47)

Double glazed window to the front, radiator and laminate flooring.

### Kitchen/Dining Room

#### Kitchen Area

19'10" x 7'11" (6.06 x 2.43)

Double glazed window to the rear and upvc double glazed door to the utility room.

Range of wall and floor units with solid wooden worktops, stainless steel sink with mixer tap, tiled splashbacks, five ring gas hob, double oven, extractor fan and arch into the dining area. Tiled flooring and storage cupboard.

#### Dining Area

9'10" x 6'10" (3.02 x 2.10)

#### Utility Room

8'5" x 7'5" (2.57 x 2.28)

Obscure double glazed windows and double doors to the garden. Wooden door to the garage. Tiled floor, space and plumbing for washing machine and tumble dryer.

## Lounge

16'8" x 12'3" (5.09 x 3.74)

Double glazed window to the front and double doors to the conservatory. Radiator.

## Conservatory

12'4" x 11'3" (3.78 x 3.44)

Double doors to the rear garden and upvc double glazed windows. Radiator.

## Cloakroom

4'1" x 3'5" (1.27 x 1.05)

Toilet, wash hand basin and radiator. Obscure double glazed window to the side and tiled floor.

## First Floor Landing

15'3" x 2'9" (4.66 x 0.86)

Double glazed window to the side. Loft access.

## Bedroom 1

16'8" x 11'9" (5.09 x 3.60)

Double glazed windows to the front and rear, radiator.

## En Suite Shower Room

7'11" x 4'3" (2.42 x 1.32)

Tiled walls and floor, sink with mixer tap, close coupled w.c. Heated towel rail, extractor fan and shower.

## Bedroom 2

12'0" x 8'10" (3.68 x 2.70)

Double glazed window to the rear, radiator. Wardrobes.

## Bedroom 3

10'6" x 7'8" (3.22 x 2.36)

Double glazed window to the front, radiator.

# PROPERTY DESCRIPTION

## Bedroom 4

9'0" x 7'9" (2.75 x 2.38)

Double glazed window to the front, built in double bed.

## Bathroom

7'4" x 5'6" (2.26 x 1.70)

Obscure double glazed window to the rear, tiled walls and floor, panelled bath with shower over, close coupled w.c. and wash hand basin. Heated towel rail and airing cupboard.

## Outside

The front of the property is laid to brick pavier providing ample parking for several vehicles and access to the:

## Garage

With up and over door.

## Rear Garden

The rear garden is mainly laid to lawn with fenced and walled boundaries and patio seating area with attractive pergola.

## Description

The property features a generous kitchen/diner ideal for both everyday meals and entertaining, alongside two well-proportioned living rooms providing flexible space for relaxation and socialising. A convenient downstairs WC, conservatory, and separate utility area further enhance the practicality of the home.

Upstairs, there are four bedrooms, including a master bedroom with en suite, as well as a contemporary family bathroom.

Externally, the property benefits from a garage and ample parking for several vehicles.

Set on a generous plot, the home also boasts a great-sized garden, ideal for outdoor enjoyment.

Situated in a prime location, the property is well placed for highly regarded schools, excellent commuter links including nearby train services and access to the M5 motorway, as well as a range of local amenities.

This is a fantastic opportunity to acquire a superb family home in a highly sought-after area.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central heating
- Mains Drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

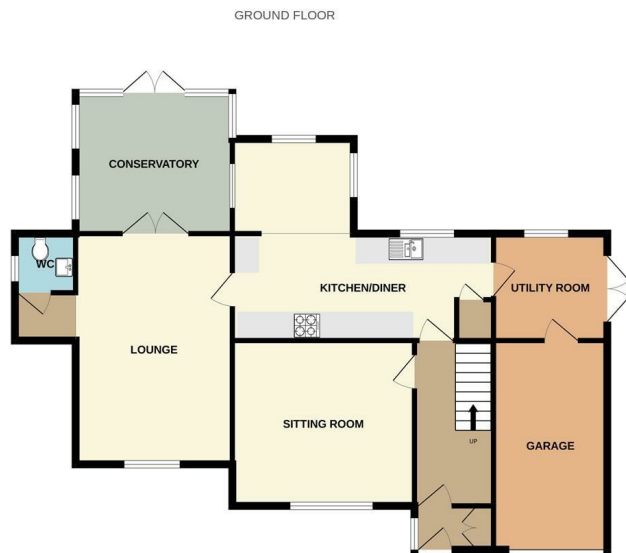
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









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.

Made with Metropix ©2025



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

