





## 15 Jasmine Walk

### Guide Price £190,000 - £200,000

Situated in a quiet and friendly community designed specifically for those aged 55 and over, this two-bedroom end terraced bungalow offers a wonderful opportunity to enjoy peaceful, single-level living with excellent amenities nearby.

With a modern layout and high-quality finishes throughout, this home is ideal for those seeking convenience without compromising on style or space.

The heart of the home is the open-plan living room and kitchen, featuring a modern fitted kitchen complete with a range of integrated appliances. The bright and airy living area enjoys direct access to the garden via patio doors, creating a seamless indoor-outdoor flow.

A spacious hallway leads to two double bedrooms, which are serviced by a stylish four-piece bathroom suite, including a bath and separate wet room style shower.

Outside, the enclosed rear garden offers a low-maintenance outdoor space, perfect for relaxing or entertaining. To the front, there is an off-road parking space.

The on-site community centre opens daily offering activities and get-togethers, including twice weekly lunches and a once a week mini-bus service. The warden's in-house team are on hand 24 hours a day, every day. They carry out daily welfare checks and can provide extra services and support as requested. Each bungalow has a fixed and personal alarm system. There is also an on-site surgery.

Fees Payable by the Buyer to Castle Meadow Care;

- Administrative fee of £900 inc. VAT to issue the Compliance Certificate for Land Registry
- Administrative fee of £756 inc. VAT to deal with the Deed of Covenant.
- Administrative fee of £105 inc. VAT to issue the Share Certificate.





### Lease Details

The lease remaining is 115 years.

The Maintenance Fee & Warden Fee is £319.27 per month (this is subject to change).

The annual ground rent is £283.00 (this is subject to change).

**Services** – Calor gas underfloor heating. Mains water, drainage, and electricity are connected. Solar Panels.

### Situation

Swanton Morley is a large village with a variety of useful daily amenities including a doctors surgery, primary school, public house, butchers/deli, post office and car repair garage. The village also has regular bus services into Dereham town centre.

### Directions

To find the property from Dereham proceed out of the town along Theatre Street and at the junction head straight across into Swanton Road, heading over the railway crossing in direction of Swanton Morley. Proceed on Dereham Road and then enter the village on Dereham Road. Turn right onto Woodgate Road and fork right onto Jasmine Walk, where the property will be found at the end of the road on the left hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0432.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







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Approximate total area<sup>m</sup>

714 ft<sup>2</sup>  
66.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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