



## 21 Bruford Drive

Cheddon Fitzpaine, Taunton, Somerset, TA2 8FW

James  
Gray

ESTATE AGENTS

A beautifully presented detached David Wilson Home, offering light and airy accommodation, with walled west facing rear garden, single garage and double tandem driveway parking and occupying an attractive location on this sought after development



### Key features

- Entrance hall and Cloakroom
- Double aspect sitting room
- Double aspect kitchen/dining room with built-in appliances and double doors opening to the west facing garden
- Utility room with built-in cupboard and door to driveway
- Principal bedroom with en suite shower room
- 2 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- Walled west facing rear garden
- Single garage and tandem double driveway parking
- Attractive location on this sought after development and close to good local amenities

### Services

All mains services connected. Gas central heating

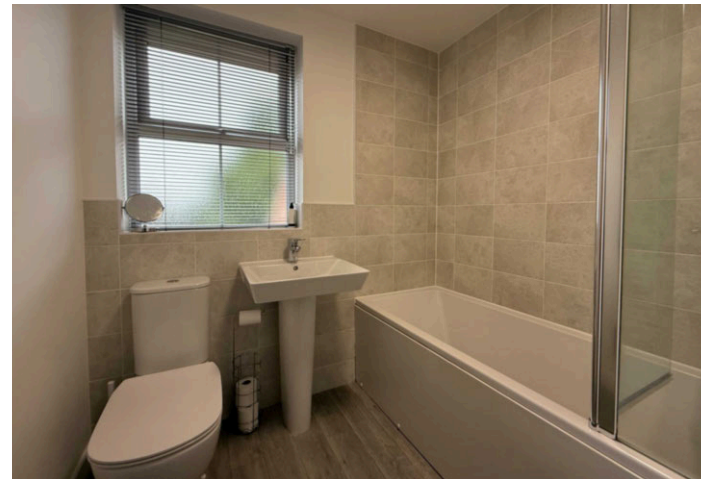
### EPC rating

Band B (84)

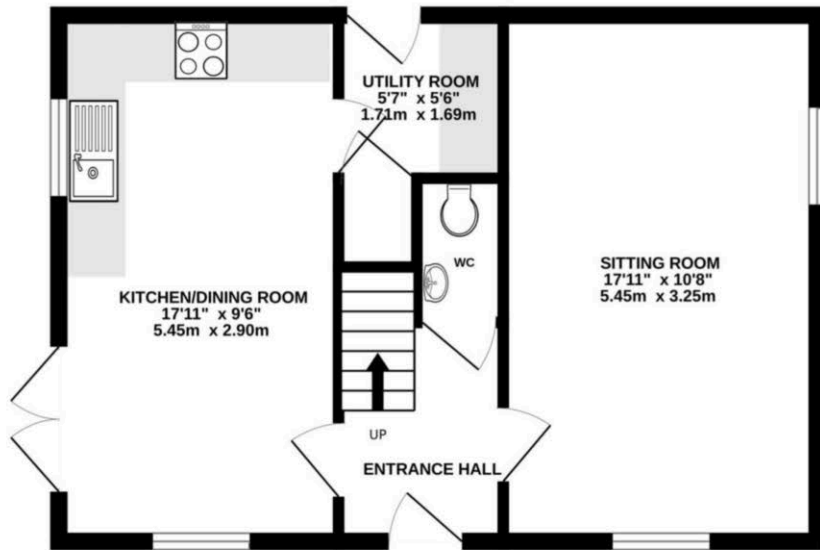
### Council tax and Service charge

Band D. Service charge 1/7/25 - 30/6/26 £222.57

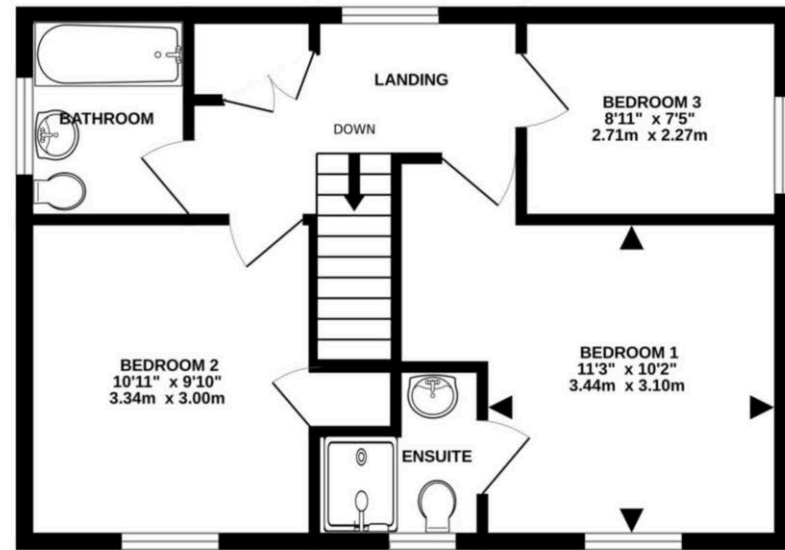




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1001sq.ft. (93.0 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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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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