



**21 Southview Road**

Westonzoyland, Bridgwater, Somerset, TA7 0LB

**James  
Gray**

ESTATE AGENTS



A detached bungalow with south facing rear garden, enjoying a convenient location, close to good local amenities. No onward chain



### Key features

- Entrance Hall
- Sitting room with doors to the rear garden
- Kitchen/dining room
- 3 bedrooms
- Shower room
- Double glazing and electric heating
- South facing rear garden with side access
- Garage and car port and driveway parking
- Convenient location close to good local amenities
- No onward chain

### Services

Mains water, electricity and drainage.

### EPC Rating

Band E (46)

### Council Tax

Band D

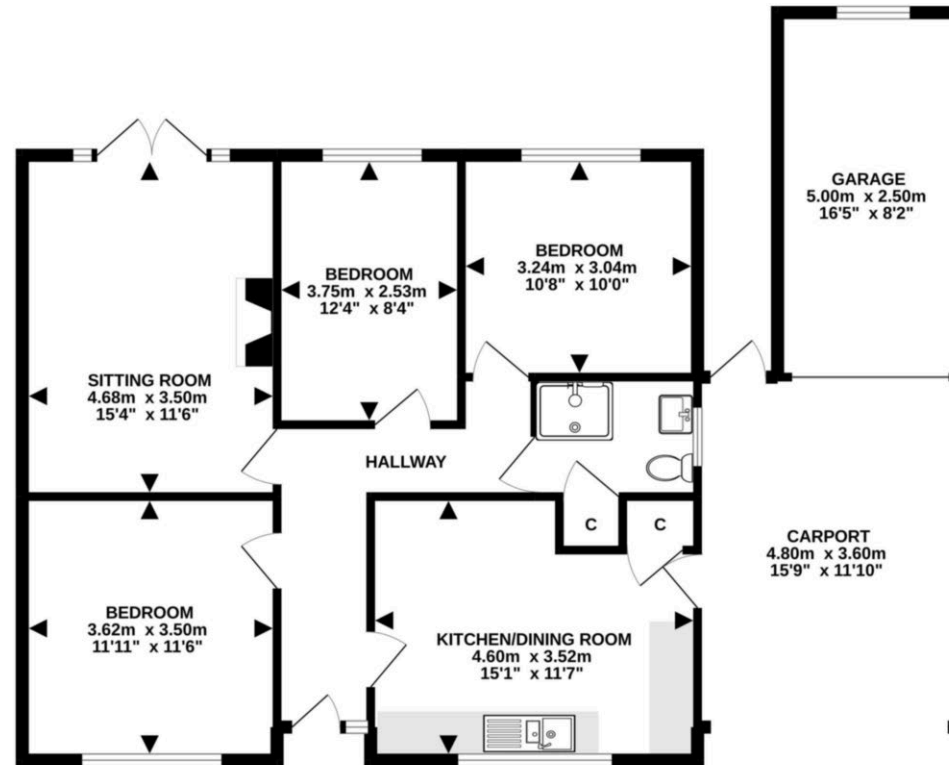








GROUND FLOOR  
105.5 sq.m. (1136 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1136 sq.ft.) approx.  
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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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