



Wearn Road, Faringdon  
Oxfordshire, Guide Price £385,000

Waymark



# Wearn Road, Faringdon SN7 7GF

Oxfordshire

Freehold

**Four Bedroom Family Home | End Of Terrace Property | Three Reception Rooms | Two Modern Bathrooms And Downstairs W/C | Walled Low Maintenance Rear Garden | Garage And Car Port | Popular & Sought After Location**

## Description

A fantastic opportunity to purchase this beautiful four bedroom end-of terrace family home, situated in a popular and sought after location on the edge of Faringdon. The property is only a short walk away from local amenities, schooling and countryside walks. The property also benefits from three spacious reception rooms, two modern bathrooms, carport and garage as well as a landscaped low maintenance walled rear garden.

The properties accommodation is light and spacious throughout and comprises; Entrance hall with large built-in storage cupboard, downstairs w/c, open plan kitchen diner, spacious sitting room with French Doors and fitted blinds, family room/office, landing with storage cupboard, modern family bathroom and four light and airy bedrooms, master and second bedrooms with built-in wardrobes and master with modern en-suite shower room.

Outside there is a car port and garage to the rear of the property as well as parking to the side of the car port which provides plenty of off-street parking. The rear garden is sunny and walled, and has been landscaped for easy maintenance with both a paved patio area and graveled area which are perfect for entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating as well as upvc double glazing throughout. This property must be viewed to be fully appreciated.

## Location

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: E



**Waymark**  
**Faringdon Office**

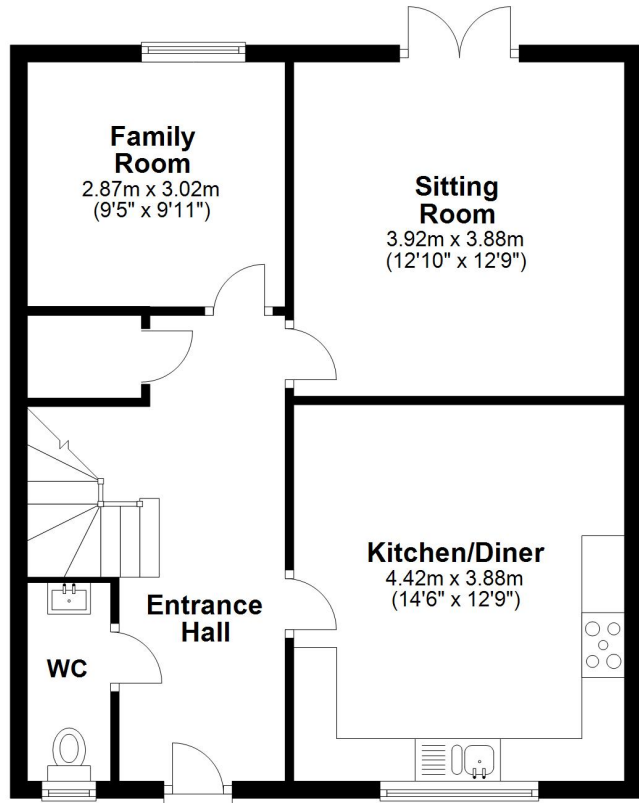
T: 01367 820070

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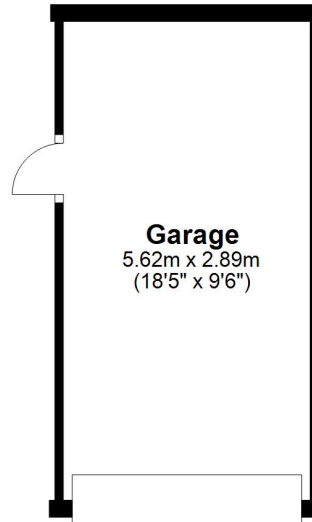
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

Approx. 75.4 sq. metres (811.2 sq. feet)

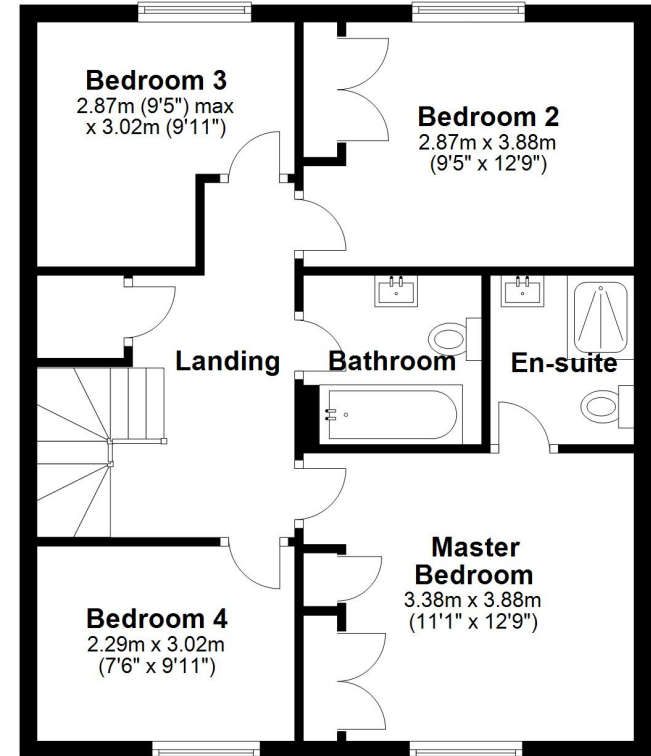


Car Port



## First Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



**Total area: approx. 134.5 sq. metres (1447.5 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



