



Stevens Way, Faringdon
Oxfordshire, Offers in Excess of £300,000

Waymark

Stevens Way, Faringdon SN7 7ED

Oxfordshire

Freehold

Modern Terraced Property | Two Double Bedrooms | Two Spacious Reception Rooms | Including Modern Open Plan Kitchen Diner With French Doors Out To The Garden | Two Modern Bathrooms And Downstairs W/C | Master Bedroom With Both Fitted Wardrobes And En-Suite Shower Room | View To The Front Over Green Space | Landscaped Rear Garden | Double Driveway For Off-Street Parking | Popular And Sought After Location

Description

A fantastic opportunity to purchase this beautiful, light and airy two double bedroom modern terraced property, which is situated in a popular and sought after location within Faringdon, close to amenities including local supermarkets, schooling and great commuter access onto the A420. There are also some brilliant countryside walks just off the doorstep including a walk to Badbury Clump which is a beautiful National Trust site. The property also benefits from two spacious reception rooms, two modern bathrooms, sunny rear garden as well as driveway parking for two cars to the rear.

The property was built by reputable builders Bewley Homes circa three years ago and benefits from roughly 7 years remaining NHBC warranty. The properties accommodation comprises; Entrance hall, downstairs w/c, modern open plan kitchen/diner complete with all built-in appliances and French doors to the garden, sitting room with large window and access to under-stairs storage, landing, modern family bathroom and two double bedrooms, master bedroom benefits from both fitted wardrobes and modern en-suite shower room.

Outside, to the front there is a green space which provides a quiet and peaceful outlook. The sunny rear garden is South-West facing and has been landscaped. The garden is mainly laid to lawn along with flower beds and borders and a small paved patio area which is perfect for outside dining and entertaining. There is also a small storage shed and gated pedestrian access out to the rear where you will find the double driveway providing off-street parking for two vehicles.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. The property is very energy efficient with an energy performance certificate rating of B. 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: C



Waymark
Faringdon Office

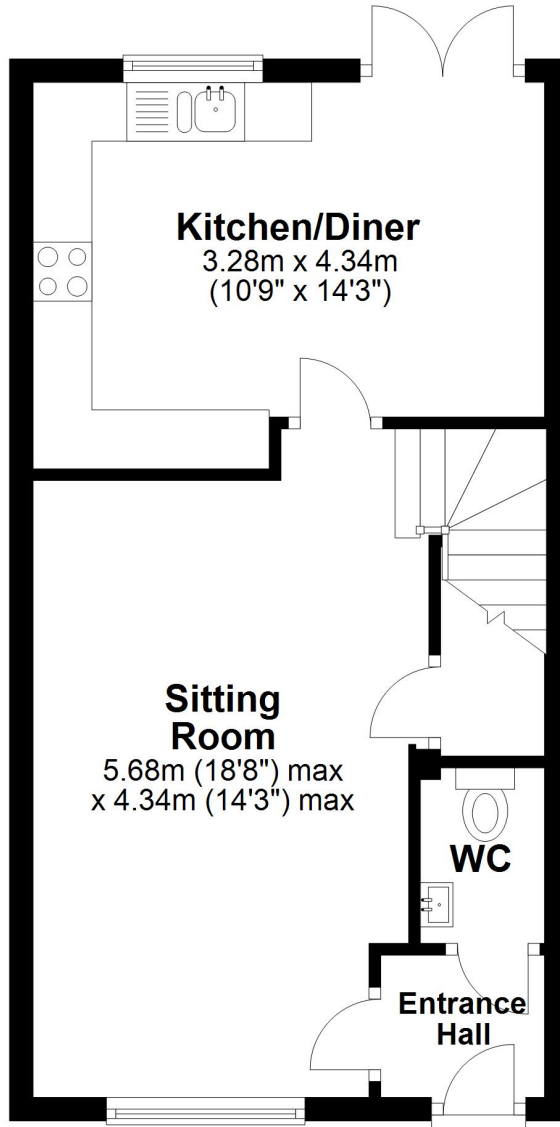
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

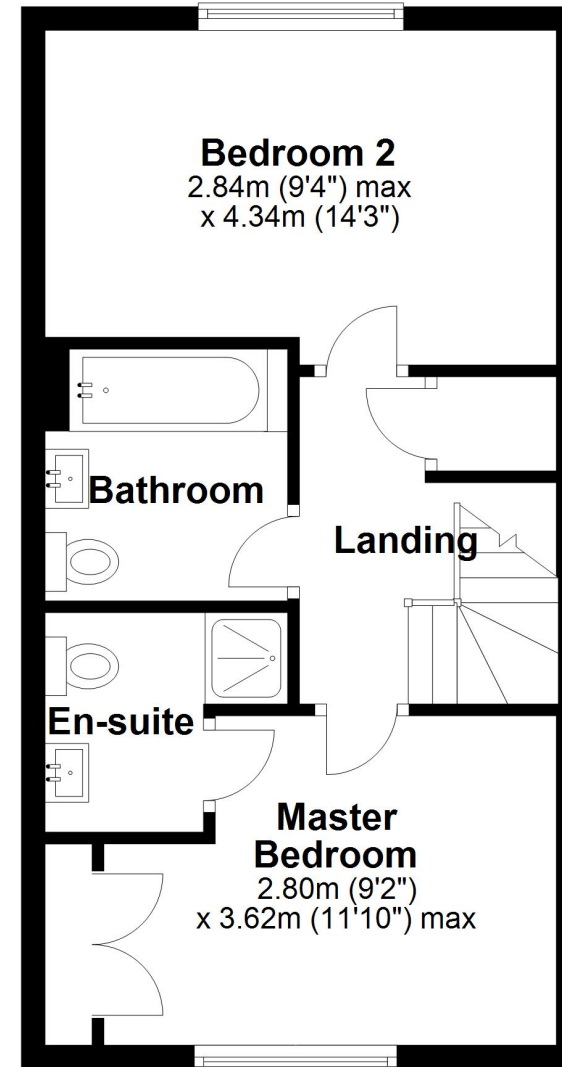
Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 74.8 sq. metres (805.6 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.

