



Mudstone Pike, Faringdon
Oxfordshire, Offers in Excess of £350,000

Waymark

Mudstone Pike, Faringdon SN7 7GW

Oxfordshire

Freehold

Spacious Three Bedroom Family Home | Semi-Detached | Two Reception Rooms | Including Modern Open Plan Kitchen Diner | Two Bathrooms & Downstairs W/C | Garage And Driveway Parking For Two Vehicles | Electric Car Charging Point | Solar Panels | Rear Garden | Fronting Onto Green | Popular & Sought After Location

Description

A fantastic three double bedroom semi-detached family home situated on the edge of Faringdon, in a popular and sought after location. The Property is only walking distance to local amenities including local shop, leisure centre and schooling as well as benefiting from great commuter access onto the A420. The property also boasts two spacious reception rooms, two bathrooms, solar panels, off-street parking, garage and rear garden.

This beautiful home is around five years old with circa 5 years left of NHBC warranty and is one of the largest three bedroom designs on the development. The property comprises; Entrance hall with built-in storage, downstairs w/c, modern open plan kitchen diner with some built-in appliances, spacious sitting room with french doors and windows out to the garden, landing with two storage cupboards, modern family bathroom and three light and airy double bedrooms, master with built-in wardrobes and en-suite shower room.

Outside there is a driveway for two vehicles leading to the single garage which also benefits from an electric car charging point. The rear garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. There are also solar panels on both the front and back of the property which help the efficiency of the property and lower utility bill costs.

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.

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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92-100)	A		
(81-91)	B		
(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	

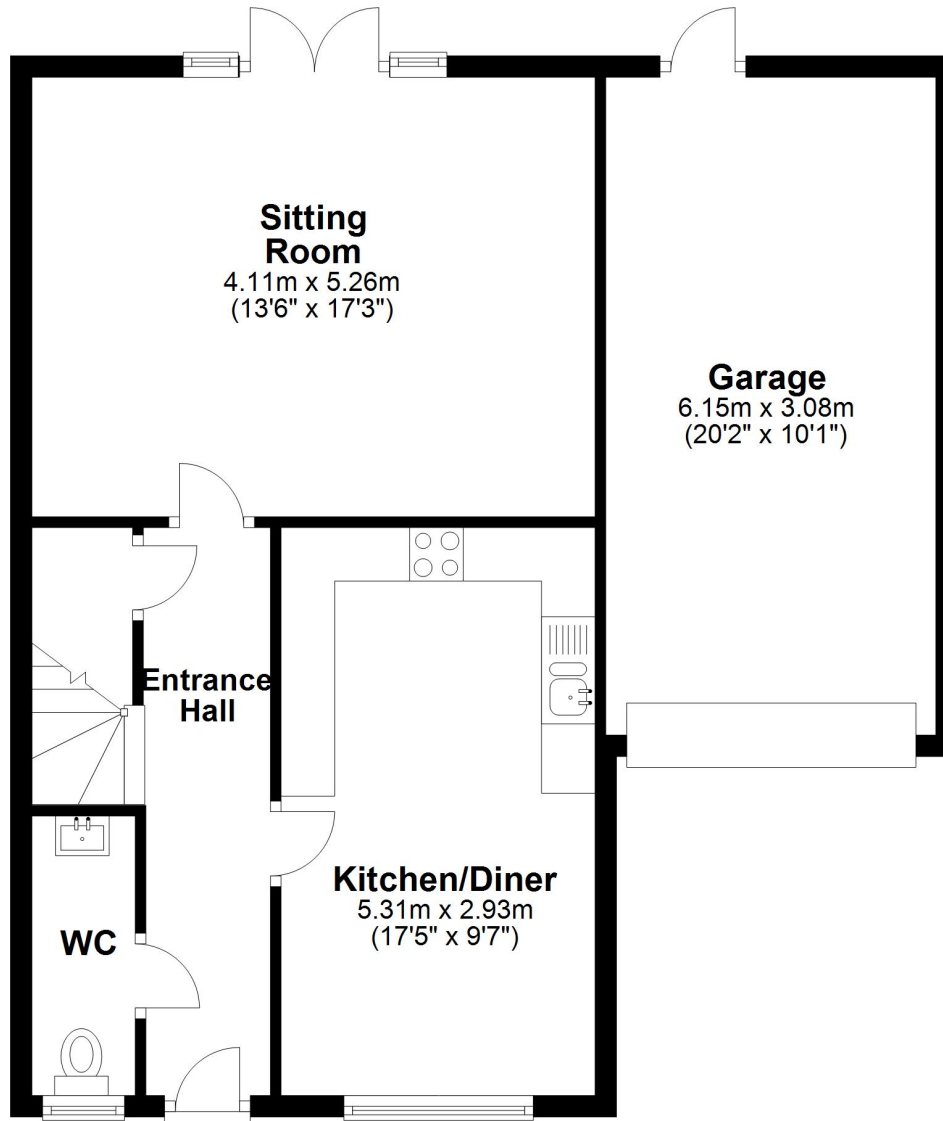


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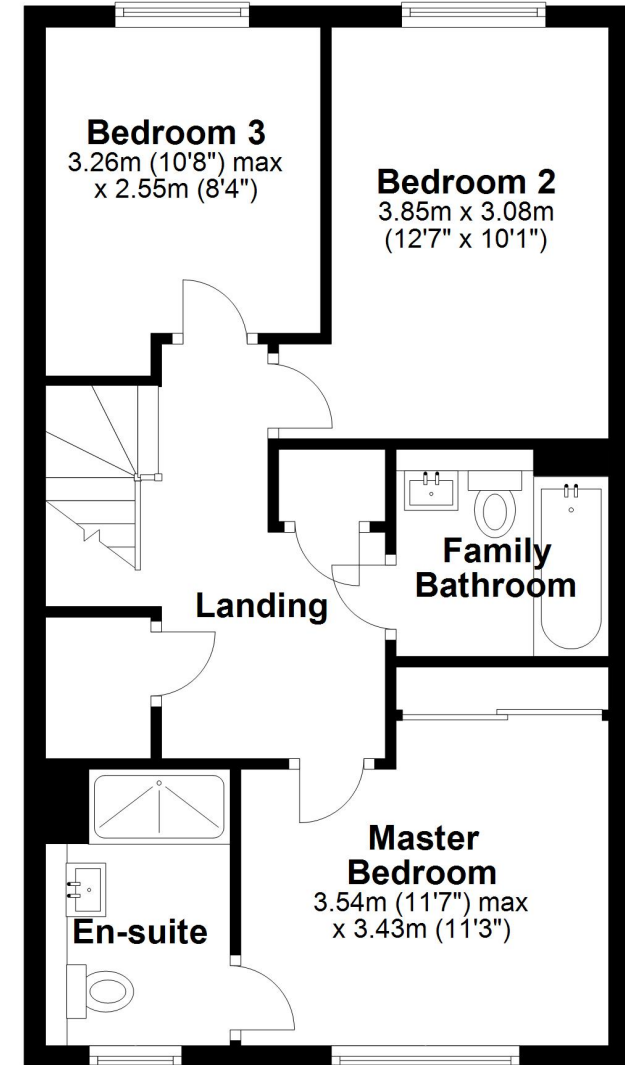
Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



First Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 119.5 sq. metres (1286.8 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.

