



29 Merchant Crescent, Faringdon SN7 7EQ
Oxfordshire, Guide Price £320,000

Waymark

Merchant Crescent, Faringdon SN7 7EQ

Oxfordshire

Freehold

No Onward Chain - Viewing Highly Advised! | 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 | Landscaped Rear Garden | Double Width Driveway For Two Cars | Popular And Sought After Location

Description

A fantastic opportunity to purchase this beautiful, light and spacious 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, private and landscaped rear garden as well as driveway parking to the front for two cars.

The property is offered to the market chain free and was built by reputable builders Bewley Homes circa two and a half years ago. The properties accommodation is immaculate throughout and 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 double width driveway providing two off-street parking spaces. The rear garden is sunny, private and has been landscaped by the current owners. The garden is mainly laid to lawn along with both a paved patio area and decking area providing great outside entertaining spaces.

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. There is also circa seven and a half years remaining of NHBC builders warranty on the property. 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

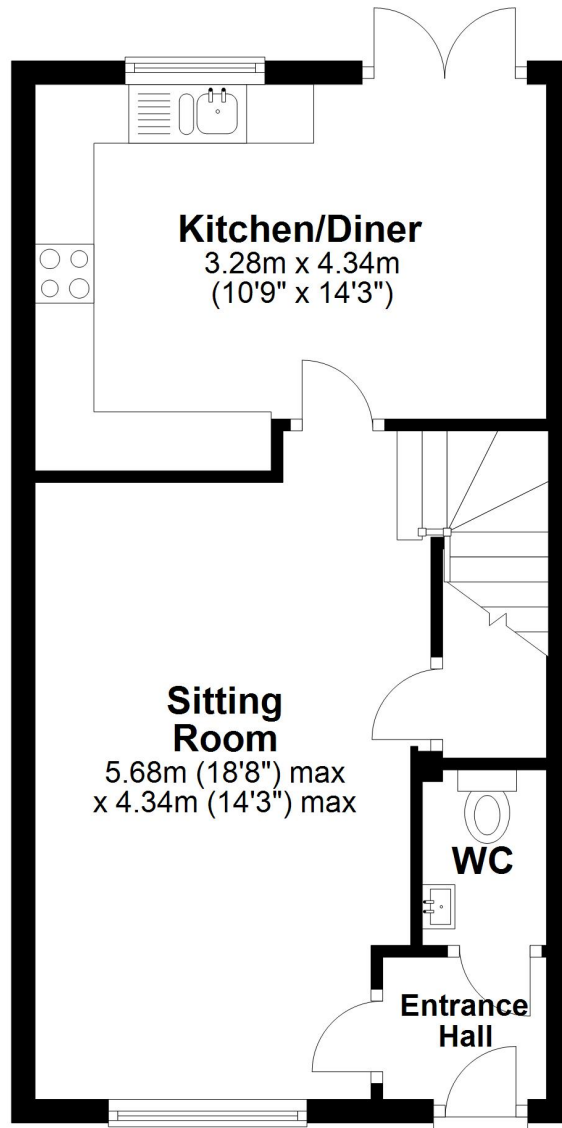
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

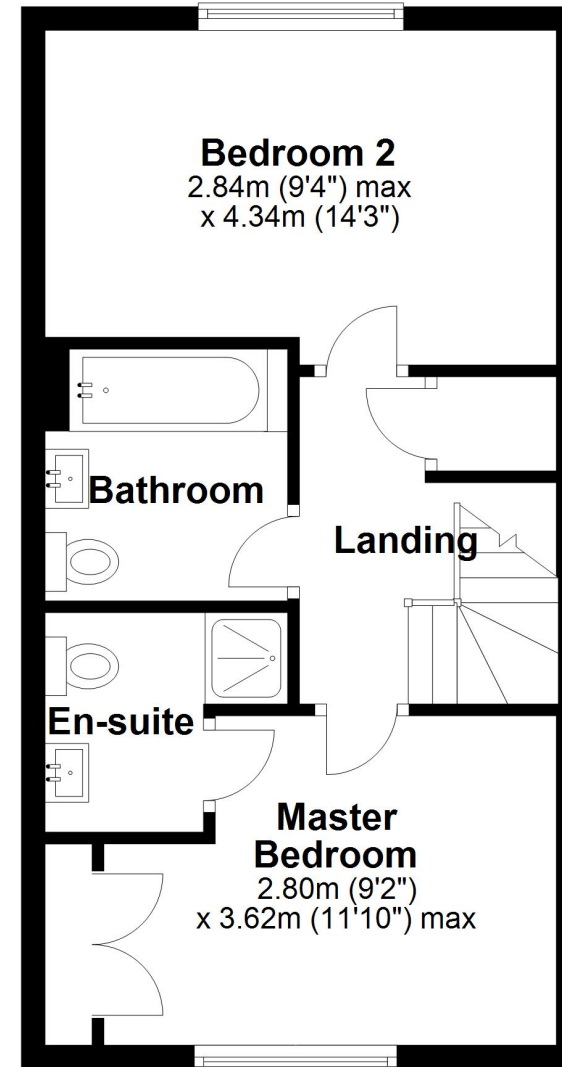
Ground Floor

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.

