



3 Folly View Road, Faringdon  
Oxfordshire, Offers in Excess of £400,000

Waymark

# Folly View Road, Faringdon SN7 7DL

Oxfordshire

Freehold

**Detached Bungalow | Three Bedrooms | Two Spacious Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Dual Aspect Sitting Room With Fireplace And French Doors To Garden | Private Landscaped Garden | Off-Street Parking & Garage | Popular & Established Location | Close To Amenities & Bus Stop**

## Description

A fantastic opportunity to purchase this spacious three bedroom detached bungalow which is located in a popular and established location in Faringdon. The property is only a stones throw away from the local shop as well as bus stop and leisure centre, other amenities including super markets, and the market place are just a short walk also. The property also benefits from two spacious reception rooms, three bedrooms, private and landscaped rear garden, off-street parking and garage.

The property comprises; Entrance hall with access to storage cupboard/airing cupboard, separate w/c, utility area with side door, spacious open plan kitchen/diner with patio door to private garden, dual aspect sitting room complete with fireplace and french doors out to the garden, family bathroom with both roll top bath and walk-in shower, three light and airy bedrooms, master with large built-in wardrobes.

Outside to the front, there is a graveled driveway which leads up to the garage which provides off-street parking for circa two cars. The rear garden is very private and quiet, and has been beautifully landscaped. The garden is mainly laid to lawn along with a spacious paved patio area, there are also well stocked flower beds and borders, along with specimen trees and shrubs.

The property is freehold and is connected to mains gas, electricity, water and drainage. A new gas boiler was installed circa 18 months ago which runs the central heating. 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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		53	82
		EU Directive 2002/91/EC	

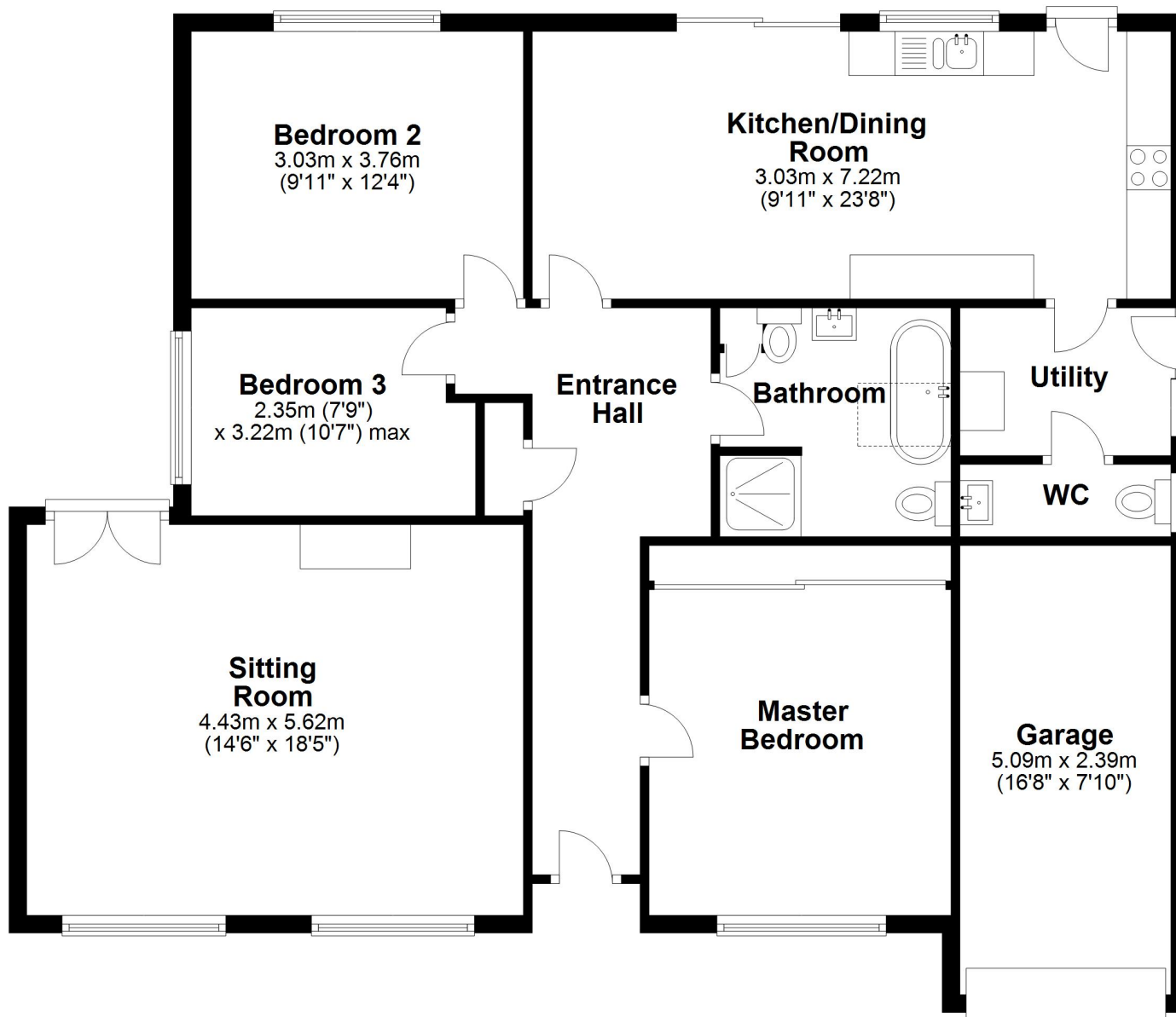


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## Ground Floor

Approx. 121.3 sq. metres (1305.3 sq. feet)



Total area: approx. 121.3 sq. metres (1305.3 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.

