



Folly View Road, Faringdon  
Oxfordshire, Offers in Excess of £425,000

Waymark

# Folly View Road, Faringdon SN7 7DH

Oxfordshire

Freehold

**Semi Detached Bungalow | Four Double Bedrooms | Master Bedroom Complete With Dressing Area, Walk-In Wardrobe & En-Suite | Newly Fitted Kitchen | Three Bathrooms | Driveway Parking | Spacious South Facing Garden | One Bedroom Studio Annex With Potential For Rental Income | Close to all amenities | No Onward Chain - Viewing Highly Advised!**

## Description

A fantastic opportunity to purchase this spacious four double bedroom semi-detached bungalow which includes a one double bedroom studio annex with its own front door. The property is situated in a popular and established location in Faringdon, and is only a short walk to the local shop, schooling, leisure centre and bus stop. The property also benefits from two reception rooms, three bathrooms, driveway parking as well as a private and south facing rear garden.

The property is offered to the market chain free and provides flexible accommodation throughout. The accommodation comprises; Entrance porch, entrance hall, newly installed modern kitchen, dining room with sky light, bright and spacious sitting room with French doors out to the garden, family bathroom, three double bedrooms, master bedroom complete with newly fitted en-suite shower room, dressing room and walk-in wardrobe. There is also a separate and independent one double bedroom studio annex with modern en-suite shower room which has potential for rental income.

Outside there is a driveway to the front of the property providing off-street parking for one car as well as a small raised front garden. The rear garden is private, spacious and South facing. The garden is mainly laid to lawn along with a paved patio area and well stocked flower beds and borders.

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. 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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(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	



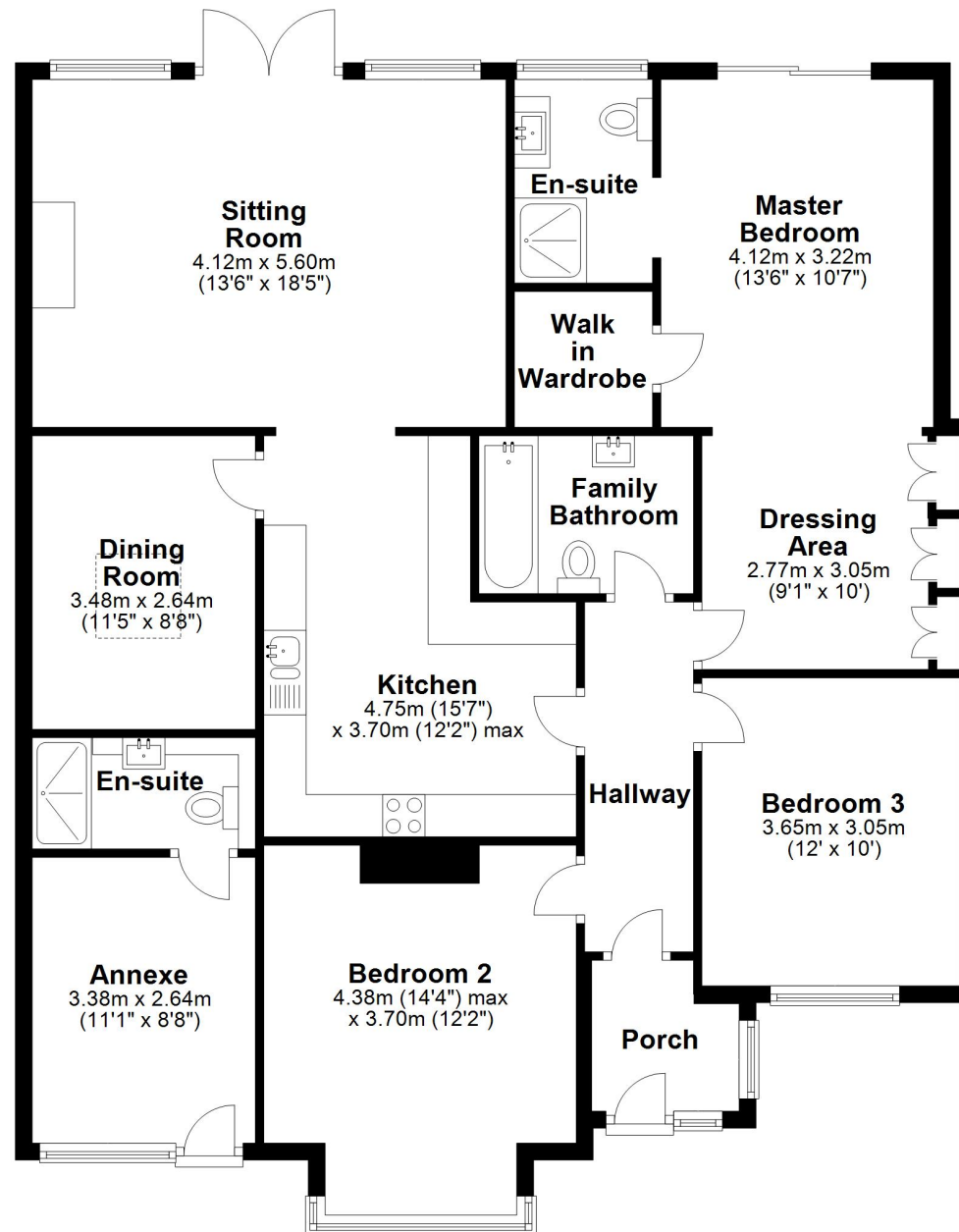
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## Ground Floor

Approx. 132.7 sq. metres (1428.5 sq. feet)



Total area: approx. 132.7 sq. metres (1428.5 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.

