



Eagles, Faringdon  
Oxfordshire, Offers in Excess of £300,000

Waymark



# Eagles, Faringdon SN7 7DT

Oxfordshire  
Freehold

Town House | Three Bedrooms | Two Reception Rooms | Flexible Accommodation | Modern Kitchen Diner With Built-In Appliances | Air Conditioning In Both Sitting Room And Master Bedroom | Garage & Driveway Parking For Circa Three Cars | Landscaped And Private Rear Garden | Central And Prominent Town Location | Close To Market Place And Amenities

### Description

A fantastic opportunity to purchase this three bedroom town house which is located in the heart of Faringdon in an established and popular location and only a short walk to the market place, amenities and local schooling. The property also benefits from two/three reception rooms, landscaped rear garden, driveway parking and garage.

The property provides flexible accommodation throughout and comprises; Entrance hall with storage cupboard, downstairs w/c, family room/bedroom three with French doors out to the landscaped rear garden and electric underfloor heating, landing, modern kitchen/diner complete with built-in appliances, sitting room with air-conditioning unit, landing with built-in storage, large master bedroom with air-conditioning unit, bedroom two and fully tiled family bathroom. The property also benefits from air conditioning in both the sitting room and master bedroom.

To the front of the property there is a spacious block paved driveway which provides plenty of off-street parking leading up to the single garage. To the rear there is a beautiful private and landscaped garden. The garden benefits from an attached pergola and paved patio area which provides a fantastic entertaining area, there is also a lawn area along with well stocked flower beds and borders and a storage shed to the back of the garden.

The property is connected to mains gas, electricity, water and drainage. There is central heating and upvc double glazing throughout. A modern combi-boiler was installed circa 3 years ago. 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 Aldi supermarket as well as a Home Bargains store, with further retail planned, in addition to the existing Tesco store.

### Viewing Information

By appointment only please.

### Local Authority

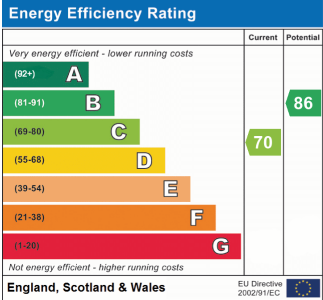
Vale of White Horse District Council.

Tax Band: C



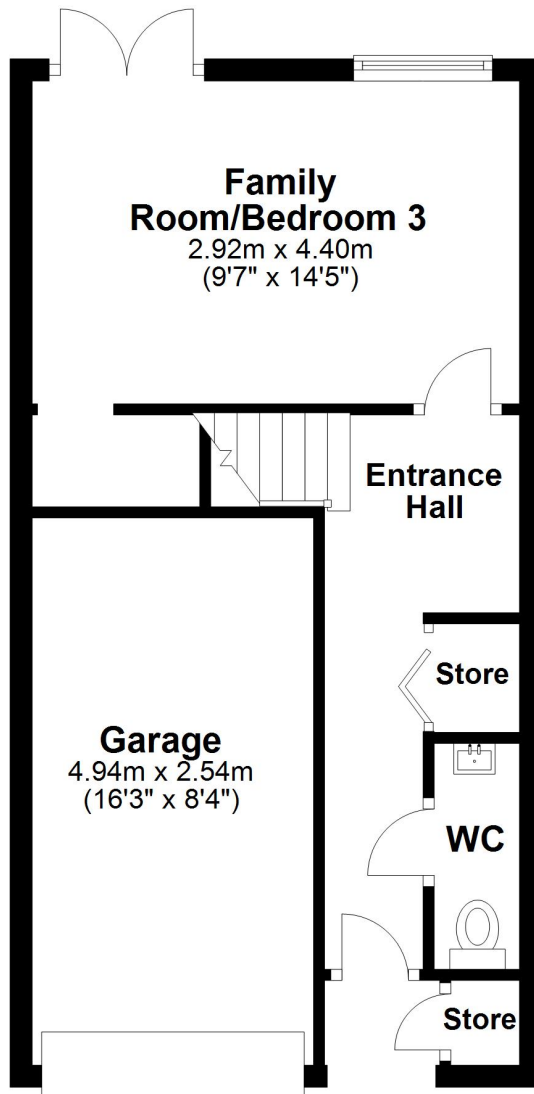
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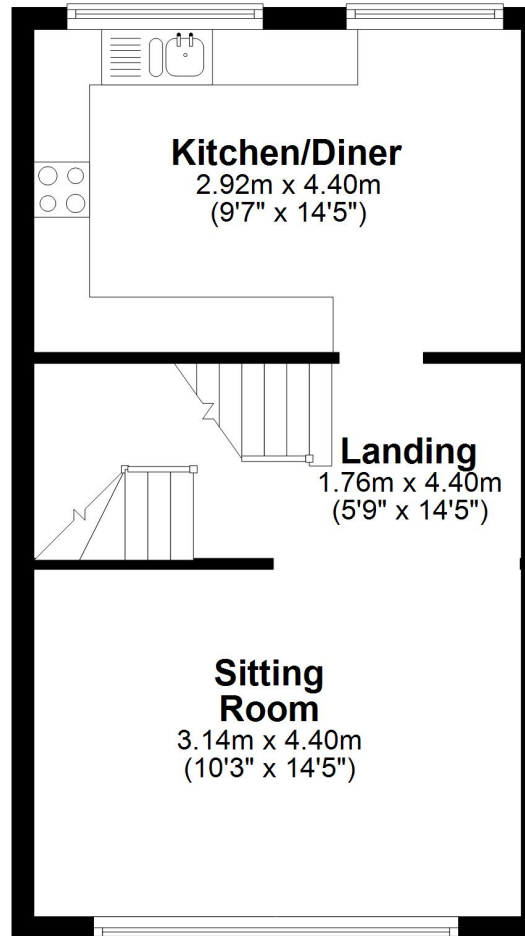
## Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



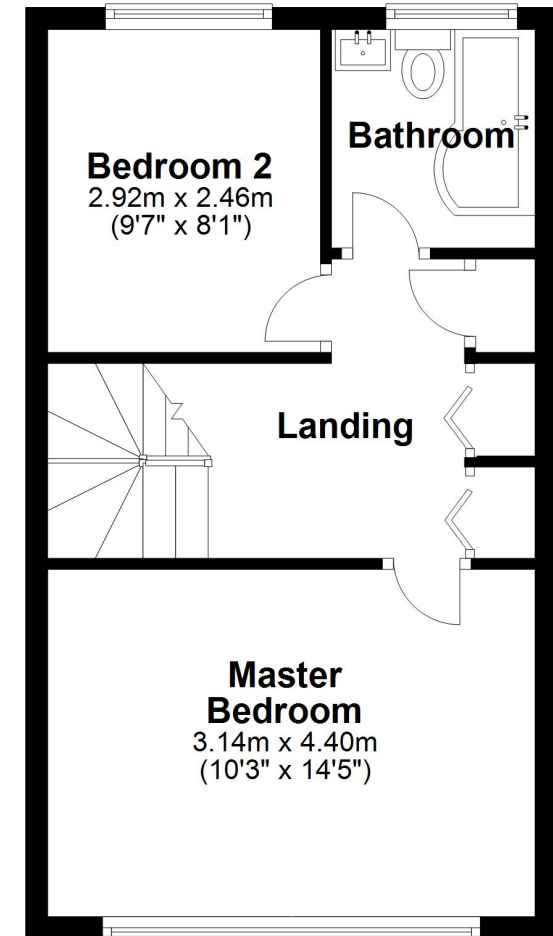
## First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



## Second Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



**Total area: approx. 109.5 sq. metres (1178.8 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.



