



Merchant Crescent, Faringdon
Oxfordshire, Guide Price £450,000

Waymark

Merchant Crescent, Faringdon SN7 7EQ

Oxfordshire

Freehold

Detached Family Home | Four Light And Airy Bedrooms | Two Spacious Reception Rooms | Including Beautiful Open Plan Kitchen/Diner With Access to Garden | Two Modern Bathrooms | Utility & Downstairs W/C | Popular And Sought After Development | Circa 8 Years Remaining NHBC Warranty

Description

A fantastic opportunity to purchase this beautiful four bedroom detached family home, situated in a popular and sought after development on the edge of Faringdon. The property was built by reputable builders Bewley Homes is only a short walk away from local amenities, schooling and countryside walks. The property also benefits from two spacious reception rooms, two modern bathrooms, driveway parking, garage and garden.

The property is light and spacious throughout and comprises; Entrance hall with built-in storage cupboard, downstairs w/c, open plan kitchen diner complete with all built-in Smeg appliances as well as french doors out to the garden, spacious sitting room, landing with storage cupboard, modern family bathroom and four light and airy bedrooms, master with modern en-suite shower room and built-in wardrobes.

Outside there is a driveway leading to the garage which provides off-street parking for one vehicle. The rear garden is laid to lawn along with a small paved patio area.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property also benefits from just over circa 8 years of NHBC warranty! 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+)	A		94
(81-91)	B	84	
(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	

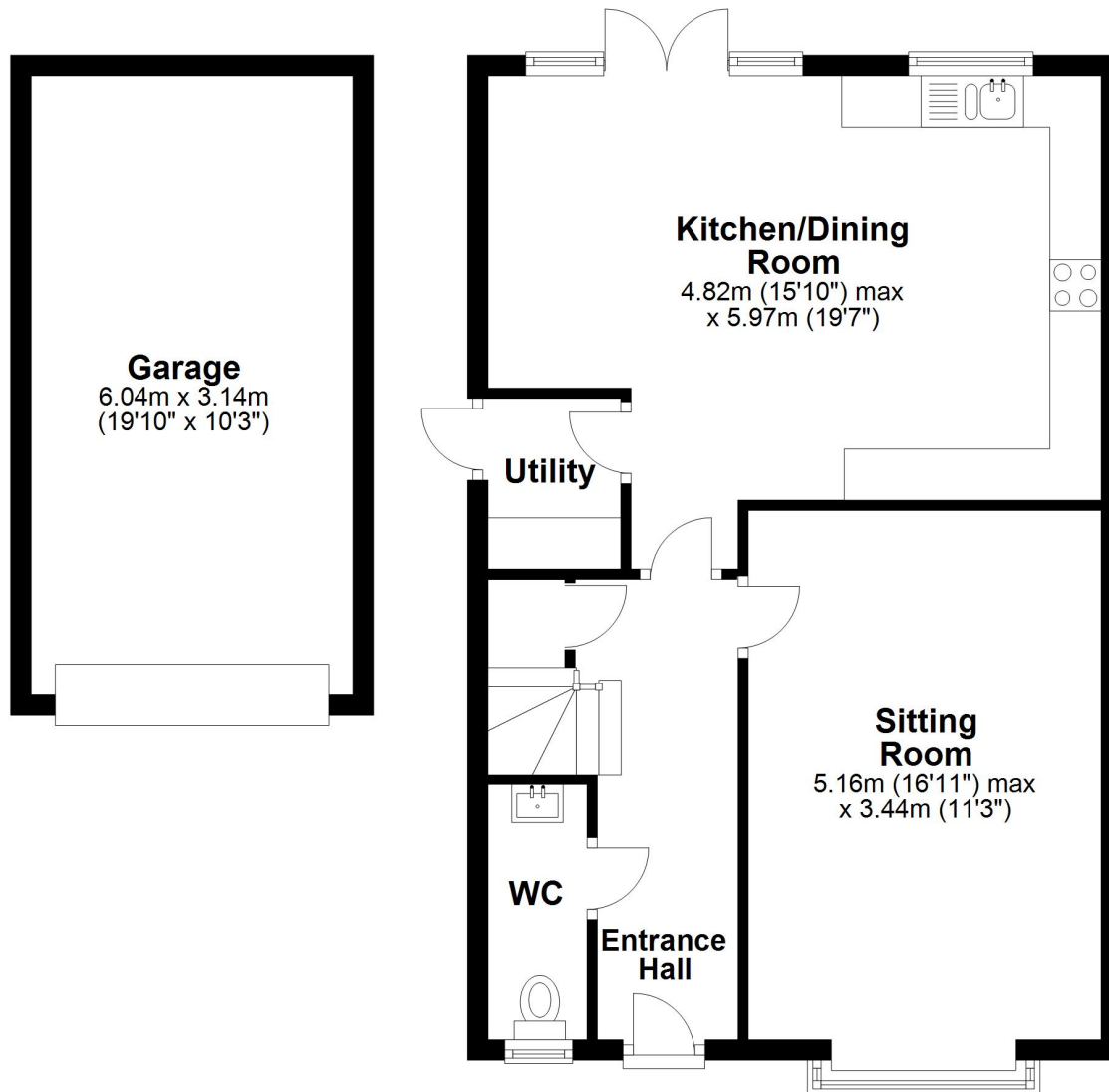


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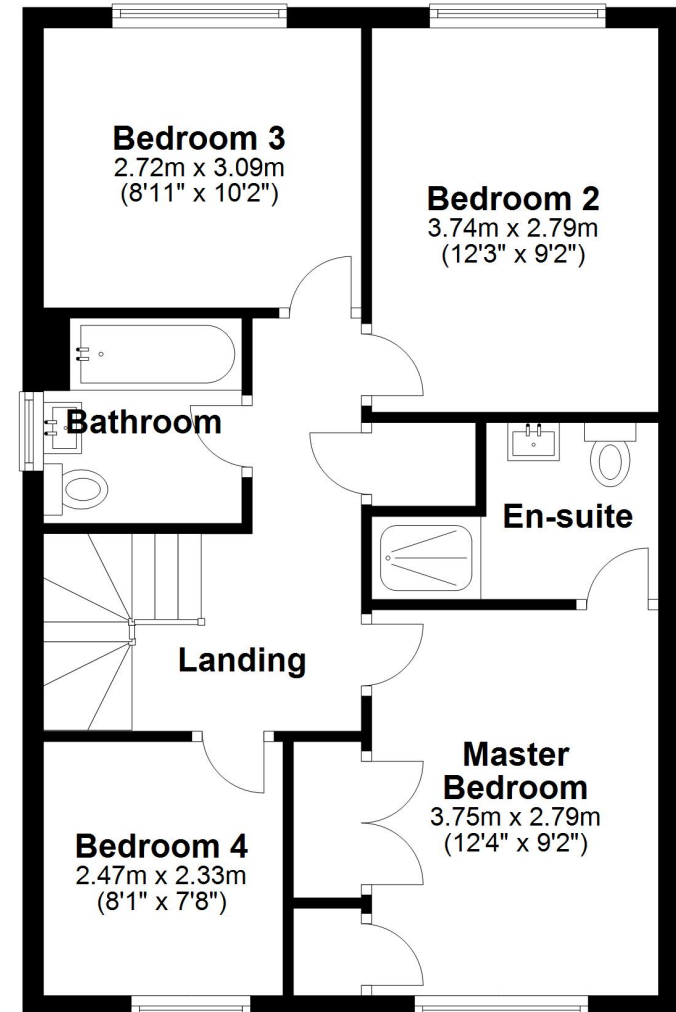
Ground Floor

Approx. 75.4 sq. metres (811.9 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 131.6 sq. metres (1416.9 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.

