



Westland Road, Faringdon
Oxfordshire, Offers in Region of £380,000

Waymark

Westland Road, Faringdon SN7 7EY

Oxfordshire

Freehold

Chain Free | Detached Bungalow | Three Double Bedrooms | Three Reception Rooms | Front & Rear Gardens | Driveway Parking | Detached Garage | Popular And Sought After Location | Solar Panels Which Helps Lower Energy Costs And Provides A Small Annual Income

Description

A fantastic opportunity to purchase this spacious three bedroom detached bungalow which is located in a popular and sought after location on the outskirts of Faringdon. The property is walking distance to amenities including local shop, leisure centre, bus stop and schooling, as well as being a stones throw away from walks in the countryside. The property also benefits from three spacious reception rooms, front and rear gardens as well as plenty of off-street parking and garage.

The property is offered to the market chain free and comprises; Entrance porch, entrance hall, downstairs shower room, utility room with access to garden, kitchen, spacious L-shaped sitting room, dining room, garden room, three light and airy double bedrooms, one of which benefits from a dressing room or office space, and the large attic room/third bedroom which has just been re-plastered and decorated also benefits from a separate w/c.

Outside there is a driveway which leads up to the detached single garage which provides plenty of off-street parking. The front garden is laid to lawn along with a specimen tree. The rear garden has been landscaped to be easy to maintain and is mainly laid to paved patio, along with flower borders and trees. There is side access as well as a greenhouse too.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property also has solar panels which help with energy cost saving as well as providing a small annual income. 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

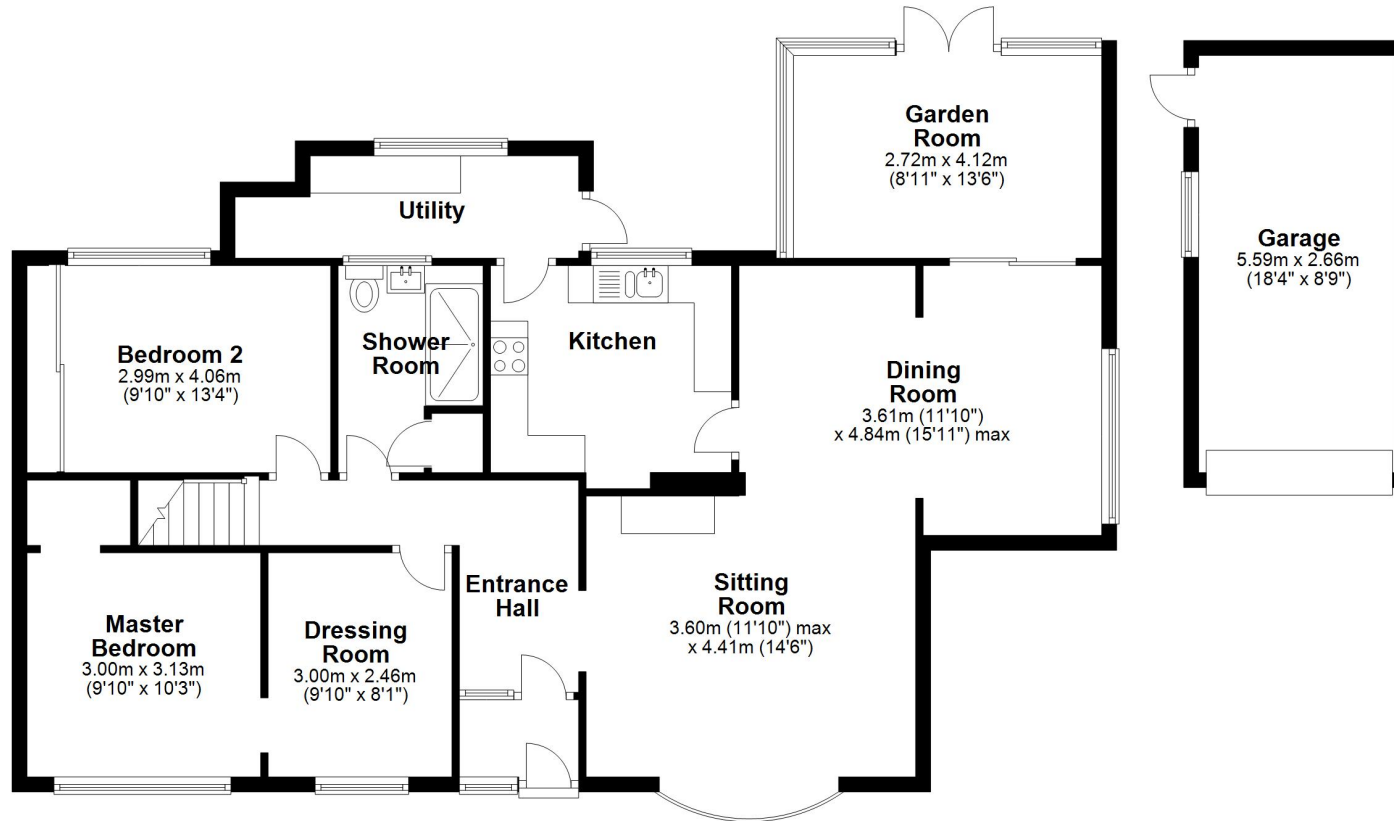


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

 **Waymark**
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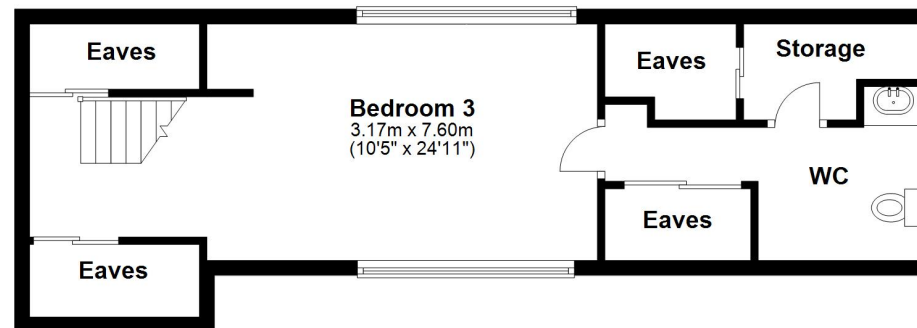
Ground Floor

Approx. 98.7 sq. metres (1062.2 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 138.1 sq. metres (1486.1 sq. feet)

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.

