



Proctor Way, Faringdon  
Oxfordshire, Guide Price £335,000

Waymark



# Proctor Way, Faringdon SN7 7UY

Oxfordshire

Freehold

**Semi Detached Town House | Three Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Utility & Downstairs W/C | Two Modern Bathrooms | Driveway Parking For 2/3 Vehicles | West Facing Sunny Garden | Popular & Sought After Location**

## Description

A fantastic opportunity to purchase this spacious three bedroom semi-detached town house which is located in the popular Oriol Gardens development in Faringdon, which is close to amenities including supermarkets and schooling as well as providing great commuter access onto the A420. The property benefits from flexible accommodation and boasts three spacious and light bedrooms, two reception rooms and two modern bathrooms. There is also driveway parking for at least two/three vehicles and a sunny West facing garden.

The property is only circa 18 months old and comprises; Entrance hall, downstairs w/c, utility area, sitting room with built-in storage, modern open plan kitchen/diner complete with built-in appliances and french doors out to the garden, landing, modern family bathroom and three spacious and light bedrooms, master with large built-in wardrobes and modern en-suite shower room.

Externally there is driveway for at least two/three vehicles. The rear garden is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining, as well as a storage shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property is very energy efficient with an EPC rating of B, which will help with running costs. 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, Home Bargains 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			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(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		EU Directive 2002/91/EC	



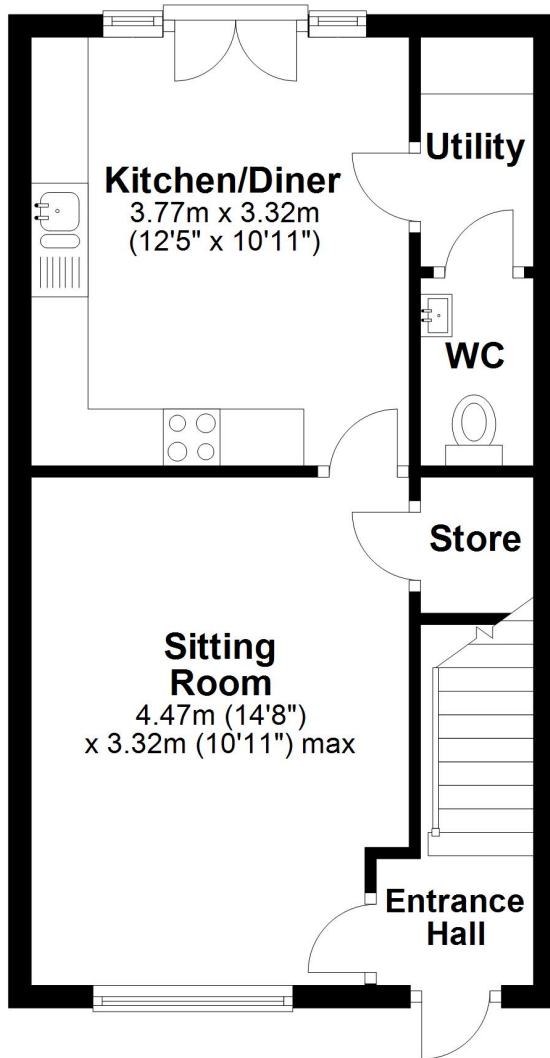
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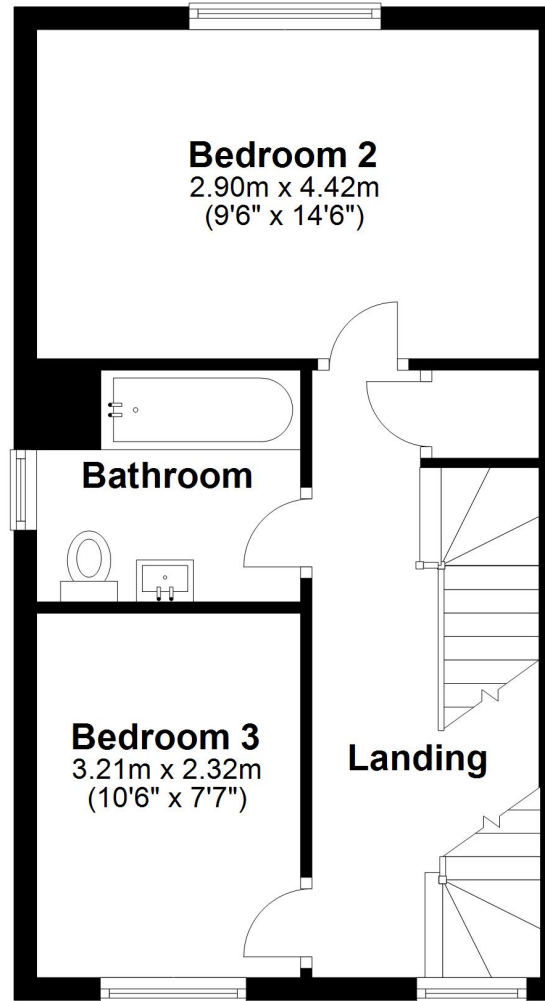
## Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



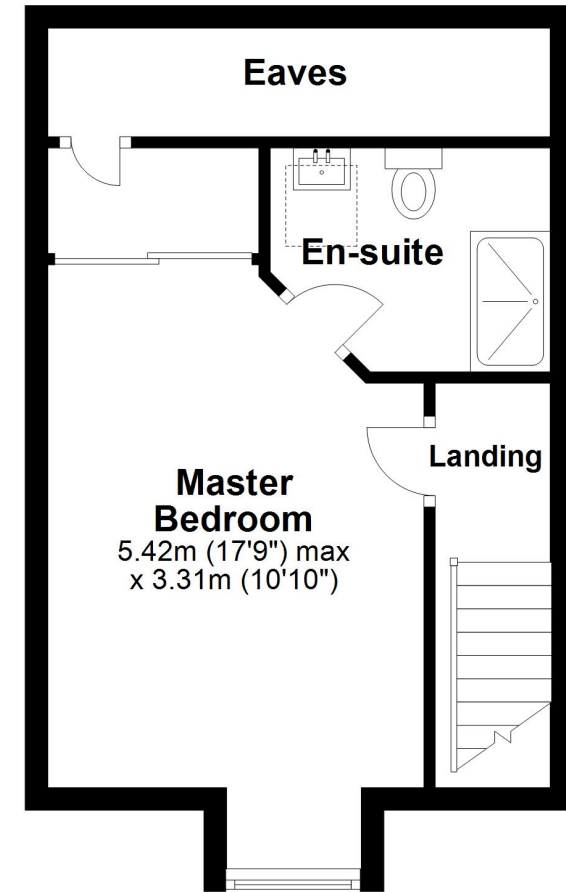
## First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



## Second Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



**Total area: approx. 104.1 sq. metres (1120.1 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.



