

# PerryBishop

PROPERTY MADE PERSONAL

**Palmer Road,** Faringdon, Oxfordshire SN7 7FR



Freehold • Coach House • Two double bedrooms • Two bathrooms • Rent potential £1,150 pcm  
Rent yield 5.63% • Open plan living • Garage • Close to amenities • EPC C



# Palmer Road,

Faringdon, Oxfordshire SN7 7FR

## Key Features



2  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

A superb, freehold coach house situated in a desirable development on the outskirts of Faringdon and within easy reach of the town centre, doctors' surgery, and local amenities. The property is in fantastic condition and is for sale with no onward chain.

The accommodation comprises a private entrance hall with an internal door to the garage and stairs rising to the first-floor landing. Here sits a good size double bedroom, modern bathroom, and large storage cupboard. There is a spacious and bright fitted kitchen / dining / living room and further stairs take you up to the master suite. This is a fantastic extension and offers a large bedroom, inbuilt wardrobes, and en suite shower room with his and hers vanity units.

Outside there is a single garage and understairs store cupboard.

## Amenities

The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, The Elms and Folly View primary schools, as well as The Old Station Nursery, doctors' and dentists' surgeries. Buses travel from the town to private schools at Abingdon. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and from 2022 with Königstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.

## Directions

From Faringdon Market Place, proceed up Marlborough Street and turn left at the roundabout into Station Road/Park Road. After approximately half a mile, turn left into Palmer Road and continue, bearing left at the fork, where the property can be found shortly afterwards on the left hand side.

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.







**Local Authority**

Vale of White Horse District Council

Council Tax Band: B

**Our reference**

FAR/HD/KF/20022024

**We'd love to hear from you**

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# Palmer Road, Faringdon, SN7

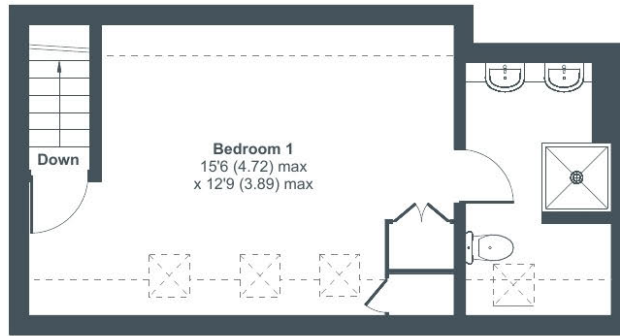
Approximate Area = 1008 sq ft / 93.6 sq m (Includes Garage)

Limited Use Area(s) = 57 sq ft / 5.2 sq m

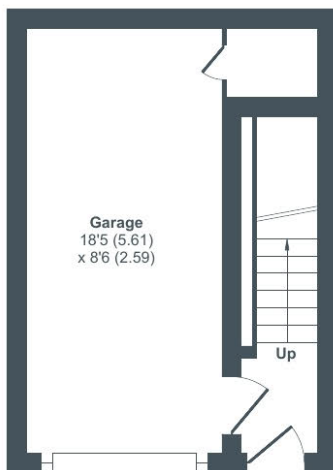
Total = 1065 sq ft / 98.8 sq m

For identification only - Not to scale

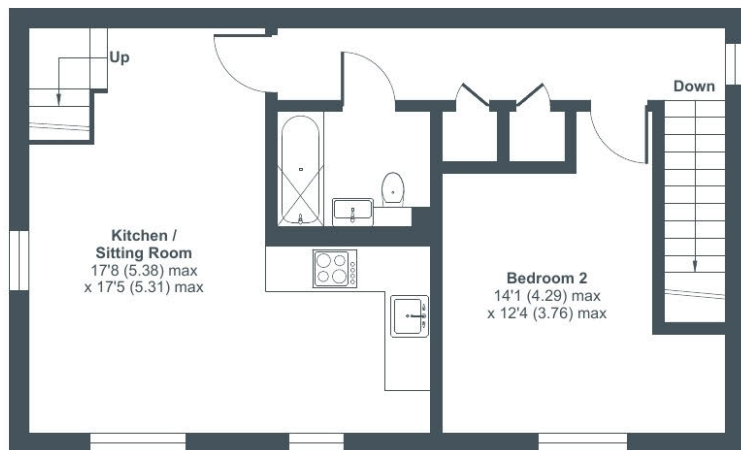
Denotes restricted  
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1108983



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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

