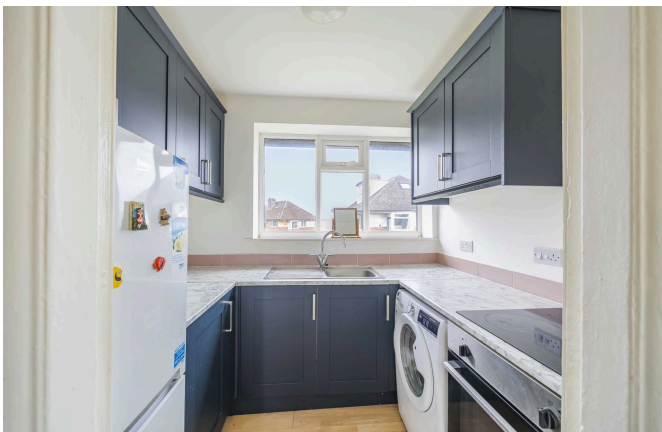


PerryBishop

PROPERTY MADE PERSONAL

Butts Road, Faringdon, Oxfordshire SN7 7PG



First floor apartment • Two bedrooms • Recently refurbished kitchen • Good first time buyer or investor property • Potential rental income £900; potential yield 6.35% • Garden • Garage and potential for off road parking • Chain free • EPC D



Key Features



2
Bedrooms



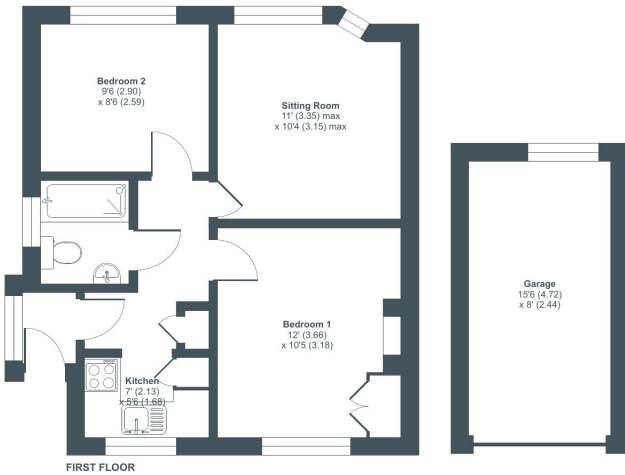
1
Bathroom



1
Reception

Butts Road, Faringdon, Oxfordshire, SN7

Approximate Area = 465 sq ft / 43.2 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 589 sq ft / 54.7 sq m
For identification only - Not to scale



About the property

A first floor apartment situated on the edge of the town of Faringdon and close to local amenities and bus links. This property has recently had a new kitchen and bathroom fitted and comes with the added benefit of having a garage and garden.

The accommodation comprises a hall with storage cupboard, sitting room with a views over the gardens and two double bedrooms. The kitchen has recently been refitted in a shaker style with inbuilt oven and other freestanding appliances and there is a new bathroom suite in white. The garden is predominantly laid to gravel with a greenhouse and completing the property is a garage and room to park.

This property comes with 912 years remaining on the lease and will be chain free

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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 and The Place Family Centre. 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 more recently 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 through Cornmarket and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and after approximately half a mile, turn right into Butts Road, where the property can be found on the right hand side by the T-junction.

What3Words: ///strut.vans.heat

Services & Tenure

The tenure is Leasehold, with 912 years remaining. The ground rent is £3.90 per annum and there is no service charge. 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/11032025

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Perry Bishop. REF: 1091054

PerryBishop
PROPERTY MEASUREMENT SPECIALISTS

what the owner said

"Close to walk ways and town"



ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
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.

