

Westland Road, Faringdon, Oxfordshire SN7 7EY



Semi-detached house set in a popular cul-de-sac • Three well proportioned Bedrooms • Recently re-fitted Kitchen • New boiler • Extended living accommodation • Sitting room & separate Dining room • Garden room/snug • Office/study • EPC D

Westland Road,

Faringdon, Oxfordshire SN7 7EY

Key Features



3
Bedrooms



2
Bathrooms



4
Receptions

About the property

Situated in this popular residential area, this extended three-bedroom semi-detached house is deceptively spacious, providing more than ample living accommodation along with a lovely private garden to the rear.

The accommodation is approached via an entrance porch into the main hallway which has access to the downstairs shower room. The sitting room is at the front of the property with an arch way leading through to the dining room and this in turn leads to the garden room/snug at the rear of the property and provides lovely views of the garden. The kitchen/breakfast room is a great size and has recently been refitted with a modern range of base and wall units, which include a rangemaster stove, dishwasher, fridge, freezer and space for a washing machine. there is ample space for a table. A walk-through store room leads to the office at the front of the house.

On the first floor there are two double bedrooms and a third single room. All of the bedrooms have either built in or fitted storage/wardrobe space. There is a family bathroom fitted with a white suite. The property benefits from a new boiler that was installed in the past six months.

Externally, the property has driveway parking to the front of the house and an enclosed rear garden to the rear. The rear garden is of a great size and mainly laid to lawn with a patio area close to the house and a summer house with attached shed sitting at the top of the garden in quite a private area.

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, Junior and Infant schools as well as The Old Station Nursery, doctors' and dentists' surgeries and a 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 in 2004, Faringdon became the first Fairtrade town in the South East of England.

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.

Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, cross over into Coxwell Street/Coxwell Road and after approximately half a mile, turn right into Highworth Road. Continue up Highworth road and then turn left into Westland road, where the property can be found on the right hand side.

What3Words: ///accordion.verbs.microchip

Services & Tenure

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

Local Authority

Vale Of The White Horse District Council

Council Tax Band – D

Our reference

FAR/LH/KW/05022025

We'd love to hear from you

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what the owner said

Situated in a cul de sac, so little traffic and a peaceful area. The garden gives privacy but perfect for relaxation with lots of areas to enjoy. The house is spacious with a big kitchen and lots of storage. large windows give views of the gardens and Folly Tower.



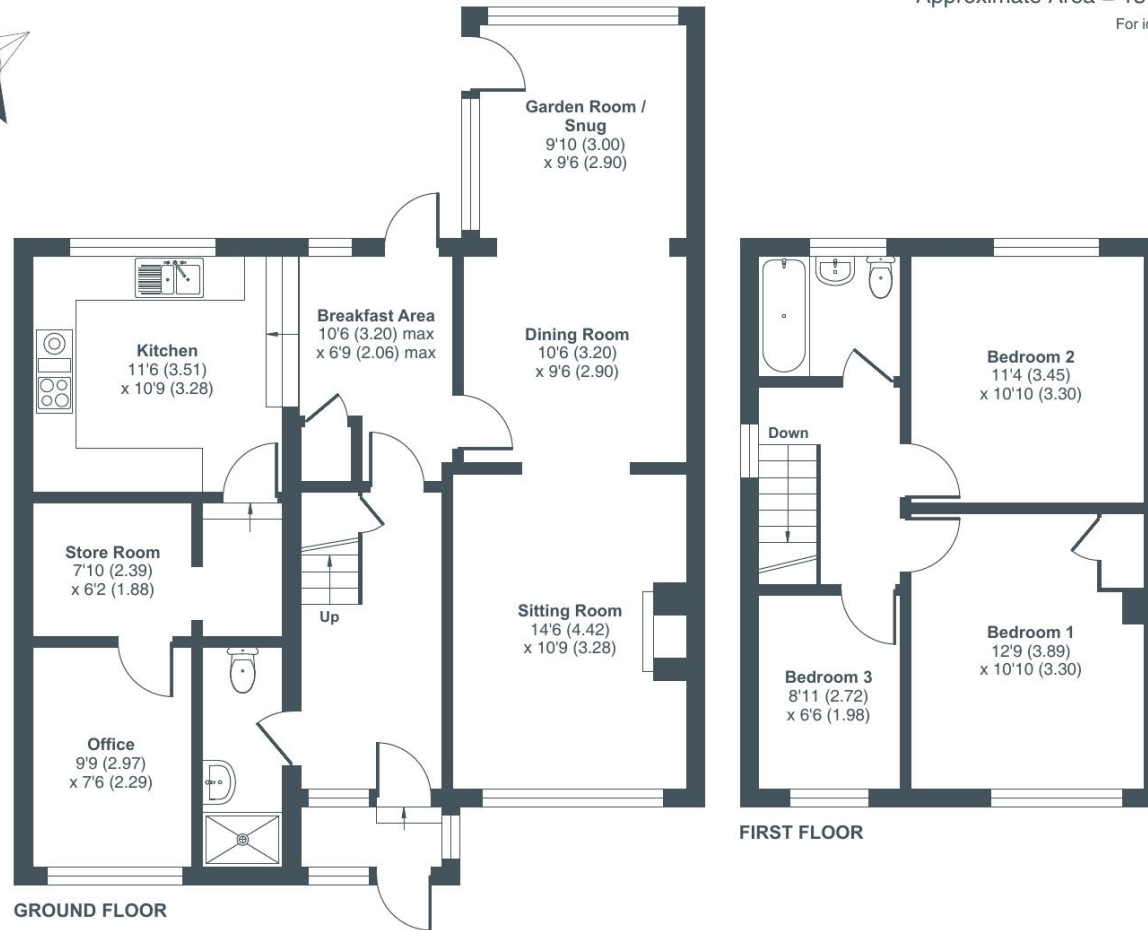




Faringdon, Oxfordshire, SN7

Approximate Area = 1341 sq ft / 124.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 852878



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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.

Gloucestershire • Oxfordshire • Wiltshire

