

PerryBishop

PROPERTY MADE PERSONAL

Wearn Road, Faringdon, Oxfordshire, SN7 7GF



Beautifully presented townhouse • Flexible accommodation • Kitchen / breakfast room •
Integrated appliances • Potential rental of £2,200 pcm yield 7.04% • Four / Five bedrooms • South
facing garden • Garage and parking • EPC B



Wearn Road,

Faringdon, Oxfordshire, SN7 7GF

Key Features



5
Bedrooms



3
Bathrooms



2
Receptions

About the property

This immaculately presented home offers flexible living accommodation arranged over three floors and is situated in a cul-de-sac of similar properties located towards the outskirts of the town.

The ground floor accommodation comprises a hall with cloakroom and stairs to the first floor. The kitchen / dining room is fitted with a range of shaker style floor and wall mounted units, a fabulous Rangemaster cooker and integrated fridge / freezer. The living room is the to rear of the home with French doors into the garden.

On the first floor is a master bedroom with fitted wardrobes and a large modern en-suite shower room, with a further double bedroom boasting a walk-in wardrobe.

On the second floor, there are two further double bedrooms, one of which has an en-suite shower room, a single bedroom,

and a family bathroom. This floor also offers exceptional views up to the Ridgeway.

Outside to the rear, is a fully enclosed South-facing garden which has a patio area, artificial grass, and rear gated access. There is off-road parking for one vehicle in front of a single garage situated in a separate block.

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.

Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, cross over into Coxwell Street/Coxwell Road and continue up the hill to the





edge of the town. After a short distance, turn left into Wearn Road, where the property can be found on the right-hand side, indicated by the "for sale" board.

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: E

Our reference

FAR/HD/RN/08112023

We'd love to hear from you

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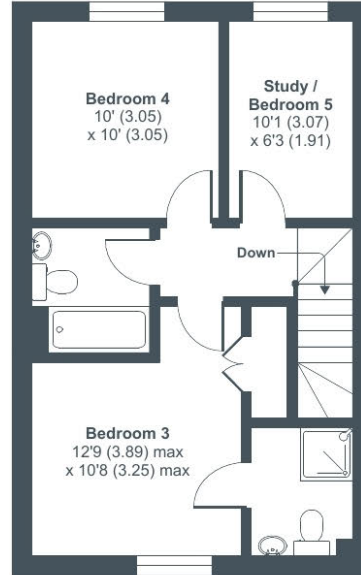
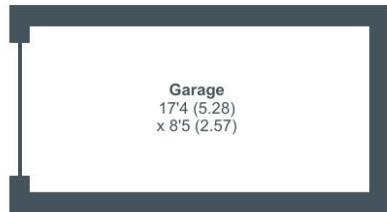
Wearn Road, Faringdon, Oxfordshire, SN7

Approximate Area = 1329 sq ft / 123.4 sq m

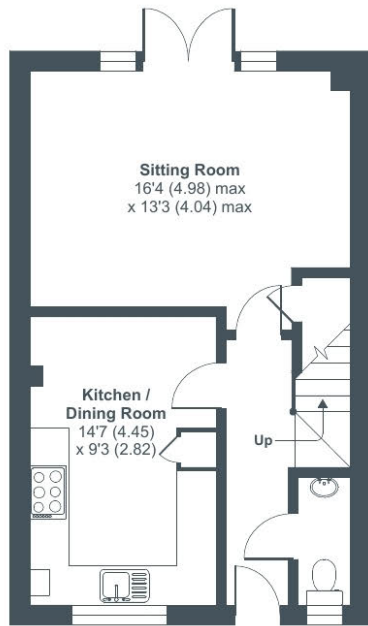
Garage = 147 sq ft / 13.7 sq m

Total = 1476 sq ft / 137.1 sq m

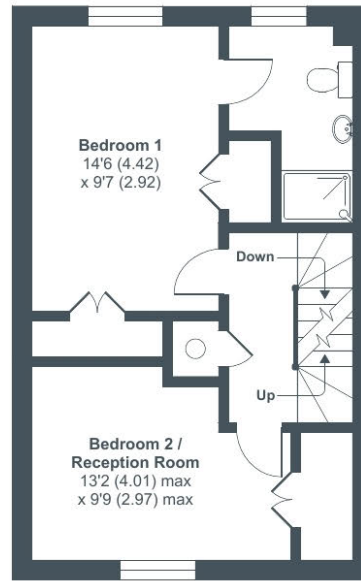
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1053512



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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

