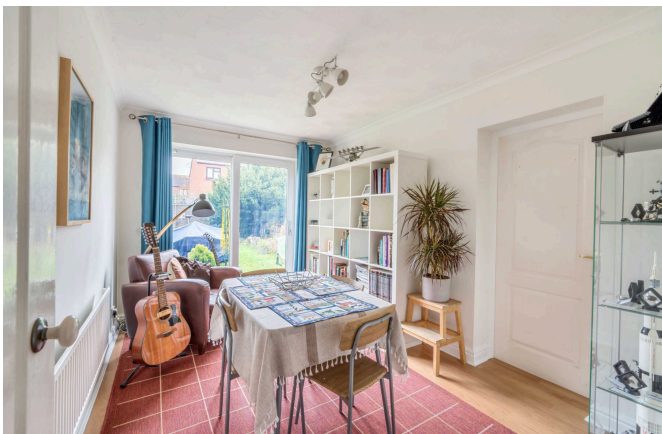


PerryBishop

PROPERTY MADE PERSONAL

Willes Close, Faringdon, Oxfordshire, SN7 7DU



Family home • Four bedrooms • Integrated garage • Solar panels • Enclosed garden • Driveway parking • Cul-de-sac location • End of chain • EPC B



Willes Close, Faringdon, Oxfordshire, SN7 7DU

Key Features



4
Bedrooms



1
Bathroom



2
Receptions

About the property

A wonderfully presented family home situated towards the end of a cul-de-sac in the town of Faringdon. This property benefits from a quiet location, solar panels, and newly fitted windows and carpets.

Upon entering you are greeted by a spacious hall with cloakroom and stairs to the first floor. The kitchen sits at the front of the home and is fitted with a range of floor and wall-mounted units, double oven, and a number of freestanding appliances (available by separate negotiation). To the rear of the property is a lovely sitting room which features a log burning stove and patio doors into the garden. There is a separate dining room with further patio doors and access to the garage.

On the first floor, the property has been freshly decorated with new carpets throughout. There are two large double bedrooms, a good-size single / small double, and a further single bedroom which is currently laid out as a study. The Folly Tower can be seen from the 2 large bedrooms at the back of the house. Completing the accommodation is a modern and refurbished family bathroom. Outside to the front of this home is off-road parking in front of an integral single garage. Gated access leads through to the rear garden which is fully enclosed and predominantly laid to lawn with a patio, shrubs, and borders.

Chain free.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

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 up Marlborough Street to the mini roundabout and bear left into Station Road take the first left into Bromsgrove and the second right into Westbrook. Bear right in Westbrook and follow the





road until reaching Willes Close where number 25 can be found ahead of you on the left.

Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: E

Our reference

FAR/HD/RN/30112023

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk



what the owner said

"The house is located at the end of a close which means there is very little traffic.

The house is located next to a wilderness with the result that the garden has nightly visitors of Hedgehogs & Foxes. The Solar Panels on the roof were installed approx. 13 years ago with the result that it is on the old Feed in Tarriff system.

Approx. 4 years ago the house was fitted with brand new windows and doors

Sept 2011 the house received cavity wall insulation."



Denotes restricted head height

Willes Close, Oxfordshire, SN7

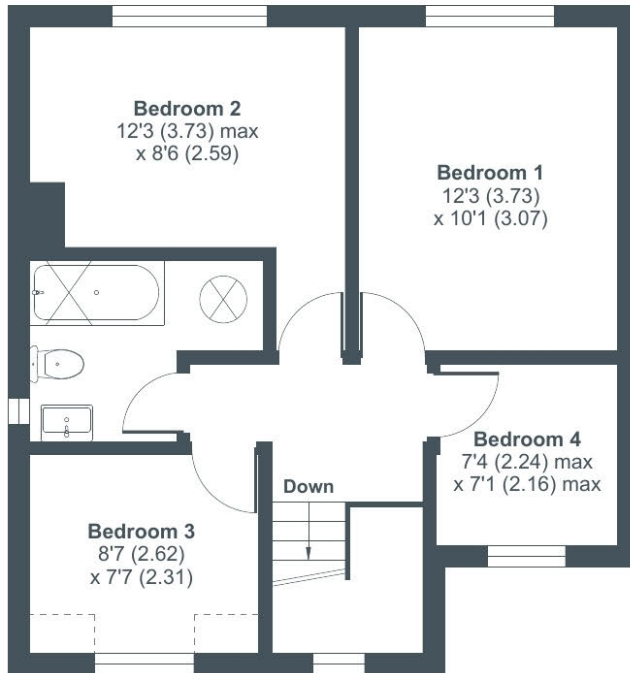
Approximate Area = 1026 sq ft / 95.3 sq m

Limited Use Area(s) = 8 sq ft / 0.7sq m

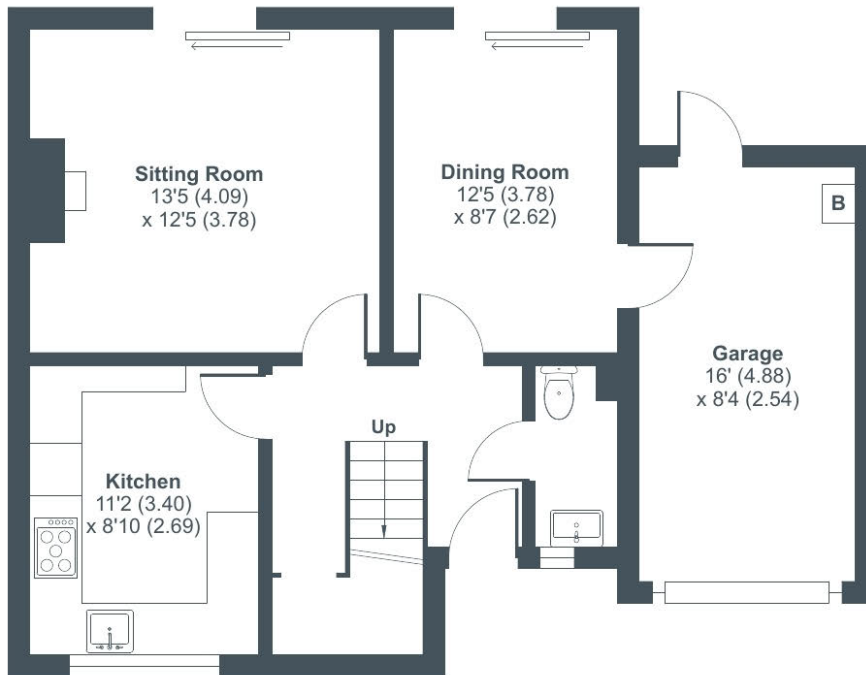
Garage = 133 sq ft / 12.4 sq m

Total = 1167 sq ft / 108.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Perry Bishop. REF: 1061560



16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

perrybishop.co.uk

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

