

**Westland Road,** Faringdon, Oxfordshire SN7 7EY



Semi-detached bungalow • Two bedrooms • Well presented • Private and mature garden • End of a cul-de-sac • Garage and ample parking • Scope for extending subject to necessary permissions • No onward chain • EPC D

# Westland Road,

Faringdon, Oxfordshire SN7 7EY

## Key Features



## About the property

A beautifully presented, semi-detached bungalow situated in a desirable location in Faringdon. Positioned at the end of a cul-de-sac, this wonderful home is incredibly quiet and benefits from a private garden and ample off-road parking.

The accommodation comprises a porch leading into a spacious entrance hall. From here sit two bedrooms, both of which are serviced by a family bathroom. The sitting room is a great size and incredibly bright, featuring a central gas fireplace with pleasant surround.

The kitchen is fitted with a range of floor and wall mounted units, and completing the internal accommodation is a conservatory which has a wonderful outlook over the garden.

The rear garden is predominantly laid to lawn with a large patio area and mature trees and borders. There is personal access from the garden into the single garage which is a fantastic

storage area, and further gated access at the rear.

At the front of this home is driveway parking for several vehicles.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

## 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 Konigstein 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 into Marlborough Street. At the roundabout, go over into Coxwell Street and Coxwell Road. Turn right towards Highworth and left into Westland Road. Towards the end of this road, it bears to the left and the property can be found towards the end of the cul-de-sac on the right 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 D

#### Our reference

FAR/HD/KF/08102024

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

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#### *what the owner said*

"Fantastic private garden, loads of parking and very quiet."



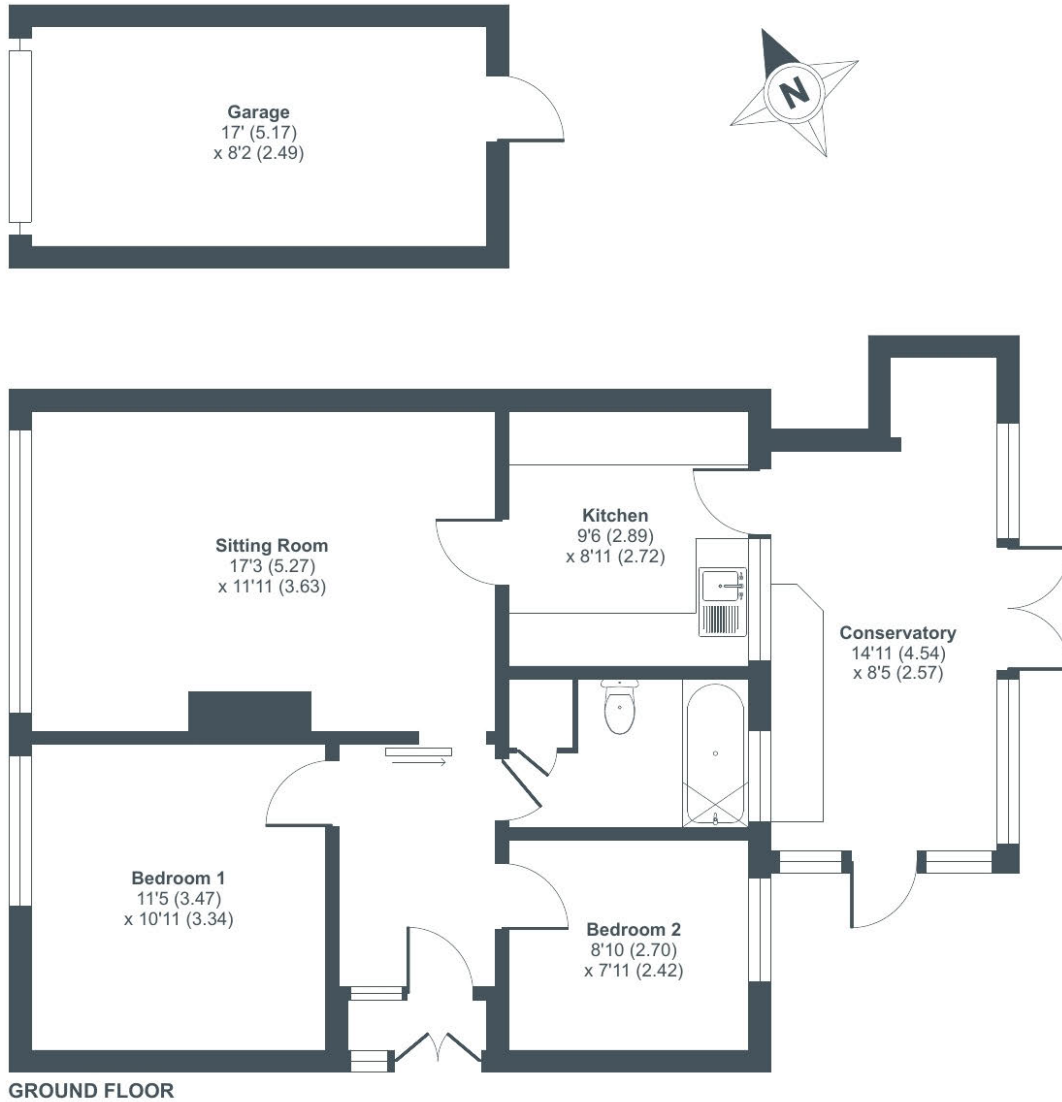
# Westland Road, Faringdon, Oxfordshire, SN7

Approximate Area = 787 sq ft / 73.1 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 926 sq ft / 86 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). © nchecon 2023. Produced for Perry Bishop. REF: 1197907



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