

PerryBishop

PROPERTY MADE PERSONAL

Eagles, Faringdon, Oxfordshire SN7 7DT



Ground floor apartment • Two bedrooms • Large living/dining room • Fitted kitchen • Potential rental £875-£925 pcm; 7.6% potential yield • Own rear garden • Garage • No onward chain • EPC C



Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This is a spacious ground floor maisonette enjoying its own private access, situated within a mature residential area within a short walk of the town centre.

The accommodation comprises an entrance hall which provides access to the sitting room which is of good size and has patio door into the rear garden and leads to the galley style kitchen which is fitted with a range of wall and floor mounted units and provides ample space for appliances.

There are two good sized bedrooms and completing the accommodation is the bathroom with white suite comprising a panelled bath, WC and wash hand basin.

Outside, to the rear is an enclosed rear garden, the property further benefits from a single garage in a nearby block.

Please note, the current lease has 49 years left to run and not all mortgage lenders will accept this length of lease, we advise to consult a mortgage lender/broker before proceeding.

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, Junior and Infant schools as well as The Old Station Nursery, doctors' and dentists' surgeries and a Family Centre. 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.

Directions

From Faringdon Market Place proceed up Marlborough Street and at the mini roundabout bear left into Station Road. Take the first turning on the right into Eagles where the property can be found on the left hand side.

Services & Tenure

The tenure is Leasehold, with a 99 year lease from 25 June 1975. Ground rent is £150 pa. All mains services are understood to be connected.

Local Authority

Vale of White Horse District Council

Council Tax Band B

Our reference

FAR/LH/KF/30092024

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

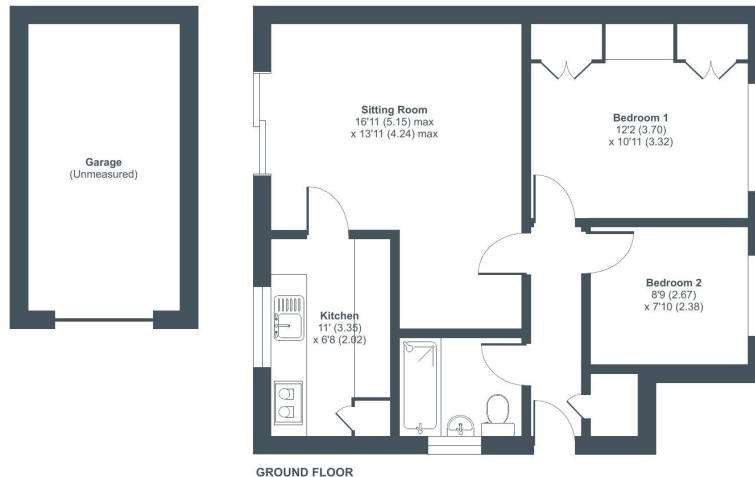
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Approximate Area = 588 sq ft / 54.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Perry Bishop. REF: 1175901

