

**Bromsgrove,** Faringdon, Oxfordshire SN7 7JF



Beautifully presented townhouse • Four double bedrooms • Two bathrooms • Flexible accommodation • Potential rental of £1,500 pcm; 5.5% potential yield • Private garden • Two allocated off-road parking spaces • Walking distance to the town centre • EPC B



# Bromsgrove,

Faringdon, Oxfordshire SN7 7JF

## Key Features



4  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

This immaculately presented townhouse offers flexible living accommodation and is situated a short walk from the town centre.

The ground floor accommodation comprises a hall with cloakroom and stairs to the first floor. There is a separate kitchen and a living/dining room at the rear, with Velux windows and patio doors on to the garden.

On the first floor are two double bedrooms with a modern family bathroom between the two.

On the second floor, there are two further double bedrooms, serviced by a shower room between the two.

To the rear is a fully enclosed garden mainly laid to lawn with a small patio area, with a rear gate leading round to the two allocated parking spaces, communal bike and bin store. To the front is also a small garden mainly laid to lawn.

## 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. 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, turn left into Station Road and left again into Bromsgrove. Follow the one-way system round to the left and the property can be found on the right hand side, just beyond the turning to Hart Avenue.







### Services & Tenure

The tenure is Freehold. There is a service charge of £571 per annum for upkeep of the common areas on the developments.

### Local Authority

Vale of White Horse District Council

Council Tax Band D

### Our reference

FAR/KB/KF/20082024

### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

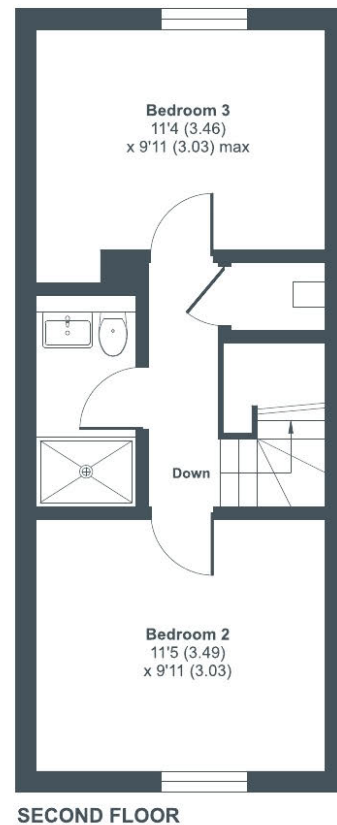
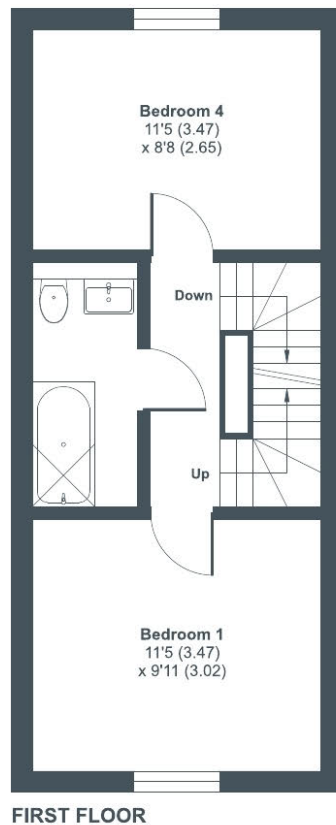
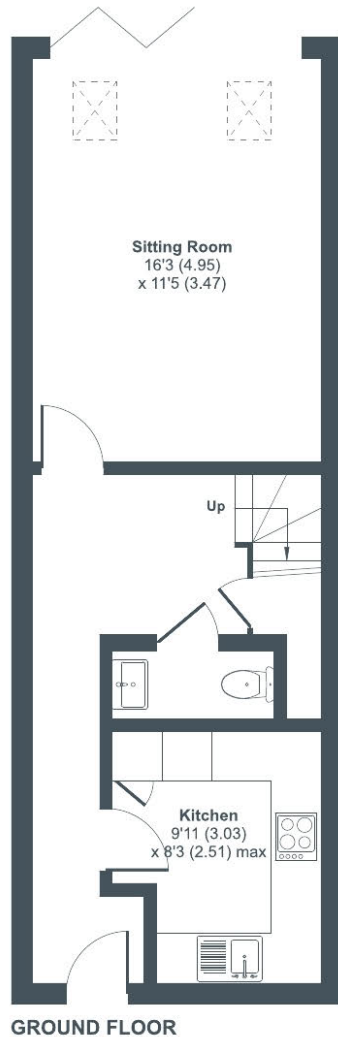
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# Bromsgrove, Faringdon, SN7

Approximate Area = 1081 sq ft / 100.4 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 2024. Produced for Perry Bishop. REF: 1176301



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T: 01367 240356

E: faringdon@perrybishop.co.uk

[perrybishop.co.uk](https://perrybishop.co.uk)

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