

# PerryBishop

PROPERTY MADE PERSONAL

**Eagles**, Faringdon, Oxfordshire SN7 7DT



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





## Key Features



2  
Bedrooms



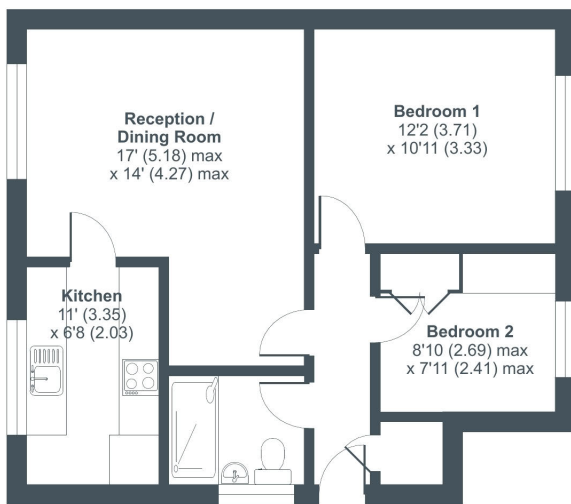
1  
Bathroom



1  
Reception

## Eagles, Faringdon, Oxfordshire, SN7

Approximate Area = 592 sq ft / 55 sq m  
For identification only - Not to scale



GROUND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Perry Bishop - REF: 1248004

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## 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, with storage cupboard, leading to a living/dining room which is a great size with patio doors out onto the garden. This then leads to the galley-style kitchen, recently fitted with new units, providing ample space for appliances.

There are two good-sized bedrooms, the second of which also benefits from built-in wardrobes. Completing the accommodation is the bathroom with white suite comprising a level access shower, 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 potential purchasers to consult a mortgage lender/broker before proceeding.\*

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and take the next turning right into Eagles. Follow the road round and the property can be found opposite you at the far end.

What3Words: ///sponsors.foggy.silks

## Services & Tenure

The tenure is leasehold, with 49 years remaining. Ground rent is £150 per annum, half paid in June and half in December.

## Local Authority

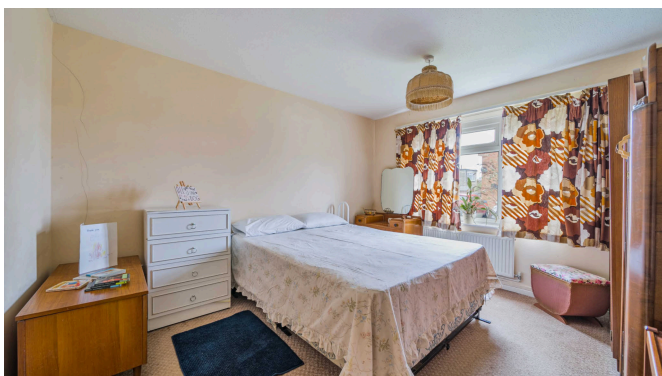
Vale of White Horse District Council  
Council Tax Band B

## Our reference

FAR/KB/KF/21022025

## We'd love to hear from you

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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.

