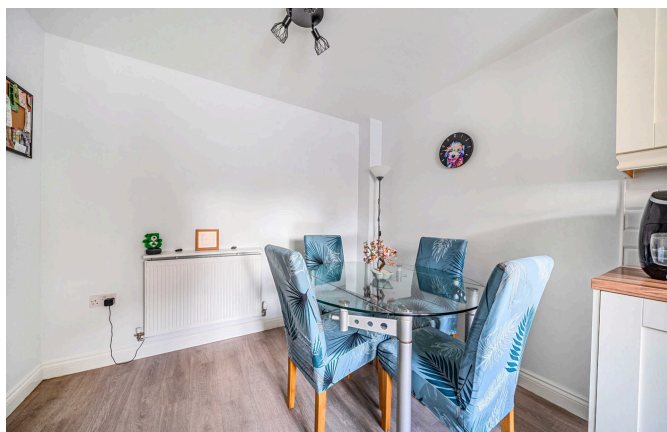


# PerryBishop

PROPERTY MADE PERSONAL

**Wearn Road,** Faringdon, Oxfordshire SN7 7GF



Turnkey ready • Three bedrooms • Garage and parking at rear • Immaculately presented • Ensuite and family bathroom • Low maintenance garden • On the edge of the town • Quiet cul-de-sac location • EPC C



# Wearn Road,

Faringdon, Oxfordshire SN7 7GF

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

This three bedroom home is immaculately presented and is ready to move into.

Stepping in through the front door and into the hallway, you will find a downstairs cloakroom and stairs rising to the first floor. On your right, at the front of the house, is a kitchen/dining room, fitted with a range of wall and base units, as well as space and plumbing for white goods that include fridge/freezer, washing machine, dishwasher, oven, gas hobs and extractor fan. The living room is at the back of the house and flooded with natural light from the patio doors, offering great accommodation with an additional storage cupboard.

To the first floor are three bedrooms, two of which are doubles and a great sized single room.

The main bedroom also benefits from built-in wardrobes and an en-suite bathroom. Completing the accommodation is the family bathroom, fitted with a modern white suite.

Externally the garden is south facing and low maintenance, with a paved tiered patio and rear gate leading to the garage and allocated parking space.

## 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.

## 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 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, cross over into Coxwell Street/Coxwell Road and continue up and over the hill towards the edge of the town. After a short distance, turn left into Wearn Road, where the property can be found on the right-hand side.

What3Words: [///yacht.retaliat.comet](https://www.what3words.com/yacht.retaliat.comet)

#### Services & Tenure

The house is Freehold, however the garage is Leasehold with a 999 year lease from new, with a payable estate service charge of £10.96 pm to Greensquare Accord. For any additional information please contact the office.

All mains services are understood to be connected.

#### Local Authority

Vale of White Horse District Council

Council Tax Band C

#### Our reference

FAR/KB/KF/19092025

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

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: [farindon@perrybishop.co.uk](mailto:farindon@perrybishop.co.uk)



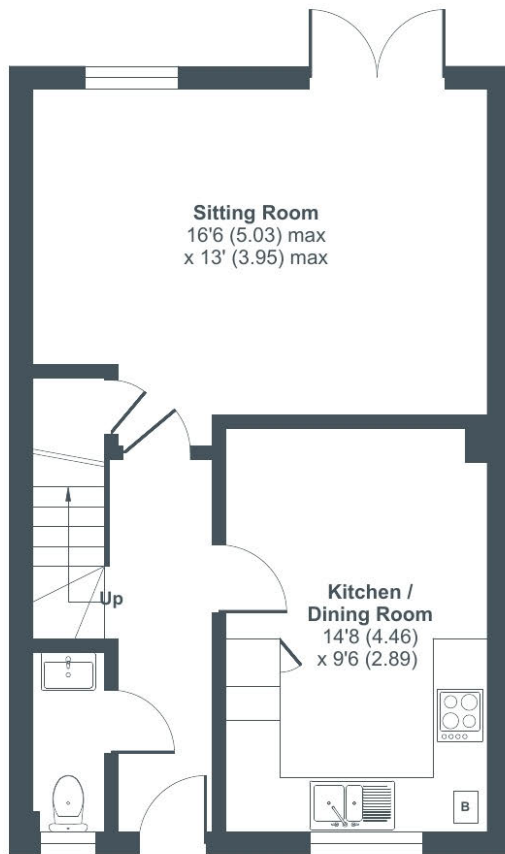
# Wearn Road, Faringdon, Oxfordshire, SN7

Approximate Area = 890 sq ft / 82.6 sq m

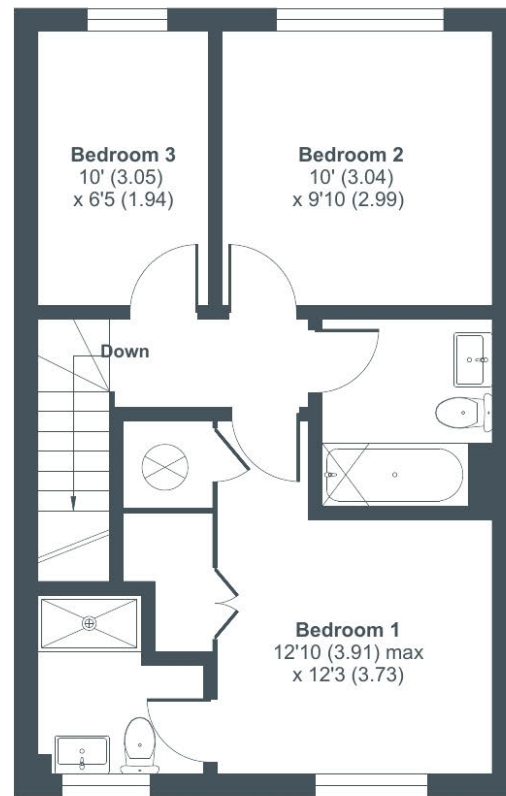
Garage = 159 sq ft / 14.7 sq m

Total = 1049 sq ft / 97.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1354767



16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

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

