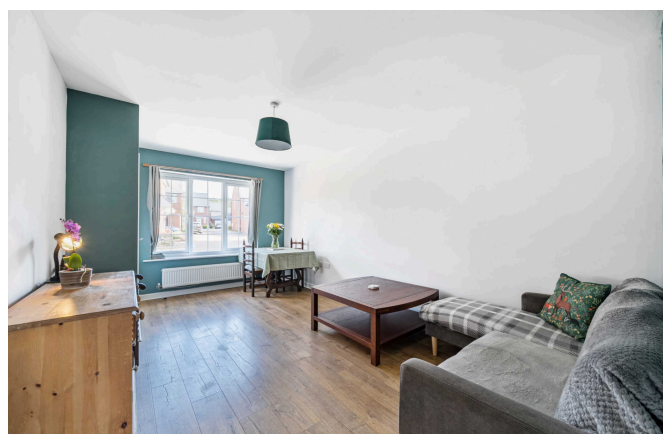


PerryBishop

PROPERTY MADE PERSONAL

Thomas Higgs Lane, Faringdon, Oxfordshire SN7 7SX



Spacious semi-detached home • Two double bedrooms and family bathroom • Kitchen/diner • Bright living room • Rent potential £1,400pcm, Yield potential 5.7% • Enclosed garden with pergola • Downstairs cloakroom/WC and boot room • Two allocated parking spaces • EPC B



Thomas Higgs Lane, Faringdon, Oxfordshire SN7 7SX

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A well-presented and spacious two-bedroom property situated on a popular development on the outskirts of Faringdon, just a few minutes' bus ride or easy walk to the centre of town. This home features a modern interior, a great sized garden and two designated parking spaces.

The accommodation is very bright and airy and comprises an entrance hall with stairs to the first floor. The sitting room is to the front of the home with a large understairs storage cupboard. To the rear is a well-equipped kitchen/breakfast room with floor and wall mounted units and ample work surfaces. Completing the ground floor accommodation is a boot room and cloakroom/WC with door out to the garden.

Upstairs are two good-sized double bedrooms, both serviced by a family bathroom. There are also two good-sized storage cupboards, one on the landing and one in the second bedroom.

Outside, the rear garden is laid predominantly to lawn with a wooden pergola covered in wisteria. To the front, there is designated off-road parking for two vehicles.

This property is positioned on a small and quiet road of only a few other homes.

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 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. The town is twinned with Le Mêle-sur-Sarthe in France and Königstein-im-Taunus in Germany, 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 to the edge of the town. Turn right on to Kings Street and take the second right turn on to Pearce Drive. Thomas Higgs Lane is the first turn on the left and the property can be found on the corner on the left hand side.

What3Words: ///await.fairy.placidly

Services & Tenure

The tenure is freehold. All mains services are understood to be connected. There is a New Estates service charge of £169 per annum.

Local Authority

Vale Of White Horse District Council

Council Tax Band- C

Our reference

FAR/HD/MS/28082025

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

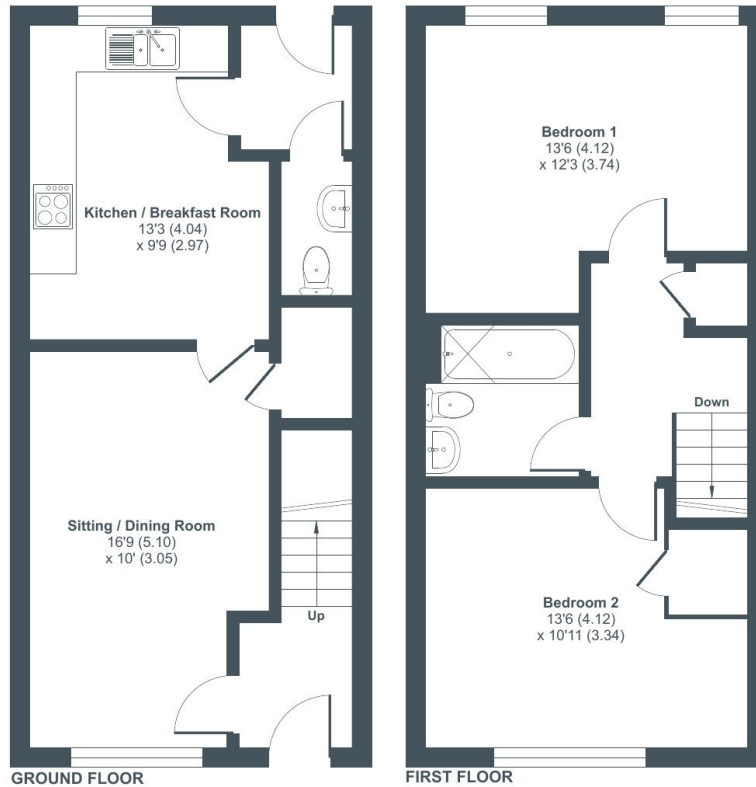
E: faringdon@perrybishop.co.uk



Thomas Higgs Lane, Faringdon, Oxfordshire, SN7

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



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: 1344920



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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.

Gloucestershire • Oxfordshire • Wiltshire

