

GREEN &  
CO

£545,000

35 Yates Meadow

Faringdon Oxfordshire SN7 7EP



GREEN & CO

## Description

LAST MARLBOROUGH REMAINING. A superbly designed four bedroom detached family home featuring an inviting kitchen/dining room, separate study, utility room, and principal bedroom with ensuite shower room and fitted wardrobes. Single garage and driveway parking. SPACIOUS FEEL WITH HIGH CEILINGS. Don't miss out call our offices today to book your viewing of this plot.

## The Development

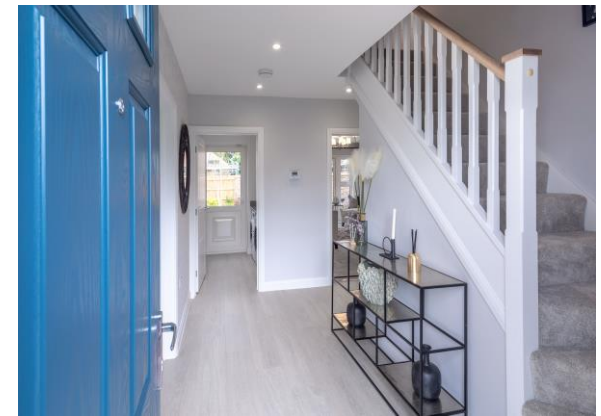
Bellmount View - is a collection of 2,3 and 4 bedroom new homes located in an enviable, elevated position fronting onto magnificent views of open countryside on the edge of Oxfordshire's Market Town of Faringdon. Neighbouring both the Cotswolds and the North Wessex Downs the opportunities from Bellmount View to explore and enjoy the countryside are endless. On a practical level the town has an array of excellent amenities and is almost midway between Oxford and Swindon which gives that perfect balance of town and country living.

## The Developer

Bewley Homes - Green & Company are delighted to be appointed as selling agent for Hampshire based Bewley Homes. Over recent years we have worked with Bewley on several projects locally and have witnessed first hand their excellent level of customer satisfaction.

## The Bewley Bond Scheme

The Bewley Bond, is a unique scheme to Bewley Homes which enables you to secure and reserve your new Bewley home even if you have a property to sell!





Please get in touch to find out how the Bewley Bond could help you plan a stress free move to Bellmount View. (Subject to Terms and Conditions)

### **Local Amenities**

Faringdon has excellent local amenities which include superb schools, medical centre, sport centre, a choice of superstores such as Waitrose, Tesco's, Aldi and an array of independent shops and cafes around the Market Place.

### **Warranty & Consumer Code for Home Builders**

This property will be sold with a 10 years NHBC Warranty and therefore the home owner will also be protected by the Consumer Code for Home Builders 5th Edition for 2 years



from the completion date. For more information about the Consumer Code for Home Builders please download the full code guidance from Green & Co website.

### **Tenure & Service Charge**

This is a freehold property and the estate service charge for any unconveyed areas and verges is estimated to be £195 pa per house hold. Please note the Council Tax banding is not set until after legal completion. Please refer to the Vale of the White Horse District Council for further information or the Bellmount Sales Centre for approximate bandings.

### **What3Words**

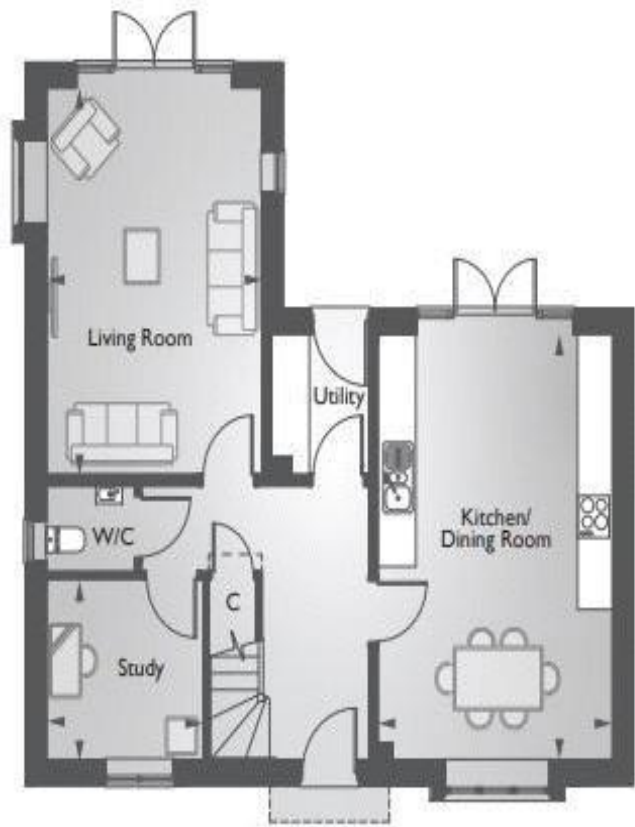
[w3w.co/angel.think.helped](https://w3w.co/angel.think.helped).

**33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk**

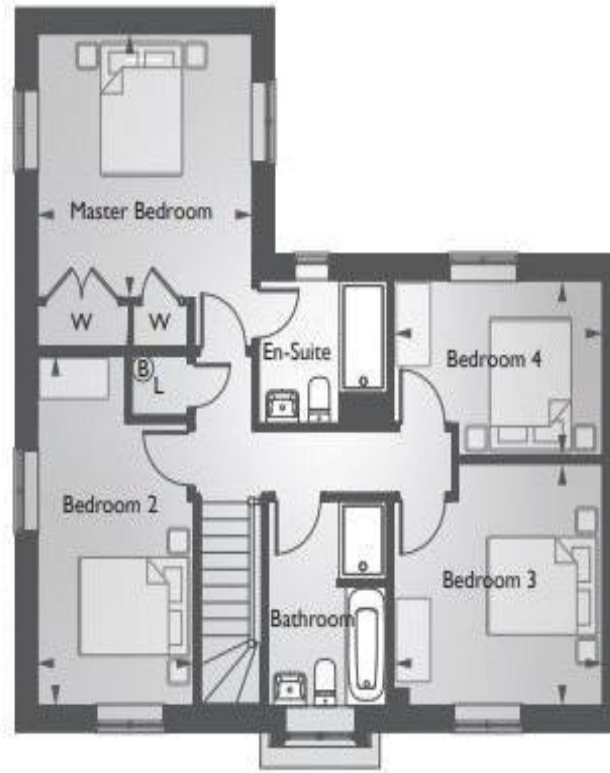




**GREEN & CO**



Ground Floor



First Floor

### Note

Images in this listing are indicative and of a similar Bewley Home. \*All incentives are subject to T & C's. This is one of the last units available on the development of 171 units. All main serviced connected with gas fired central heating to radiators. For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.



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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

**CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008**

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

**DATA PROTECTION ACT 2018**

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).