



**6 St. Thomas Close, Hinton Waldrist**

In Excess of **£210,000**

Waymark

## 6 St. Thomas Close

Hinton Waldrist, Faringdon

A fantastic opportunity to acquire this two bedroom bungalow, ideally positioned in the heart of the popular and sought-after village of Hinton Waldrist. The property offers two well-proportioned bedrooms, a spacious reception room, a private rear garden and residents' communal parking.

Offered to the market chain free, the bungalow is now in need of modernisation throughout, providing an excellent opportunity for a purchaser to update and personalise. The accommodation comprises an entrance hall, kitchen with pantry cupboard, sitting/dining room with access to the rear garden, two light and airy double bedrooms, and a bathroom.

To the front there is residents' communal parking along with a small lawned garden and access to a large external store room. The rear garden is private and peaceful, with a side gate providing rear access to the property. It is mainly laid to a paved patio, with mature trees and shrubbery to the far end.

The property is freehold and connected to mains electricity, water and drainage. An air source heat pump provides central heating, and the property further benefits from UPVC double glazing throughout. There is an annual service charge of £102.37 which covers the cost of gardening and maintenance of communal areas. Requiring modernisation throughout, this property must be viewed to be fully appreciated.

- No Onward Chain
- Two Bedroom Terraced Bungalow
- Kitchen With Pantry Cupboards
- Spacious Sitting Room With Access To The Garden
- 2 Bright And Airy Double Bedrooms
- Private Rear Garden With Side Access
- Residents' Communal Parking
- Requires Modernisation Throughout
- Popular Village Location





## 6 St. Thomas Close

Hinton Waldrist, Faringdon

The picturesque village of Hinton Waldrist, located c.12 miles south west of Oxford and c.11 miles from both Witney and Abingdon, sits about 1 mile above The River Thames and has beautiful views over The Ridgeway. Hinton Waldrist has a mix of both period and newer style properties within the village. Market gardening, cattle and sheep farming have a prominence here, and a small shop selling locally grown produce attracts visitors from far and wide. The village also boasts The Village Hall, Allotments, The Manor, The Grange and the beautiful 13th century church of St Margaret of Antioch. The renowned Blue Boar Public House can be found in the next village of Longworth, a short walk across the path between the two villages. Local independent schools include St Hughes, Cokethorpe School, Abingdon School and Our Lady's Abingdon School. There is a bus service through the village taking you to Oxford City Centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

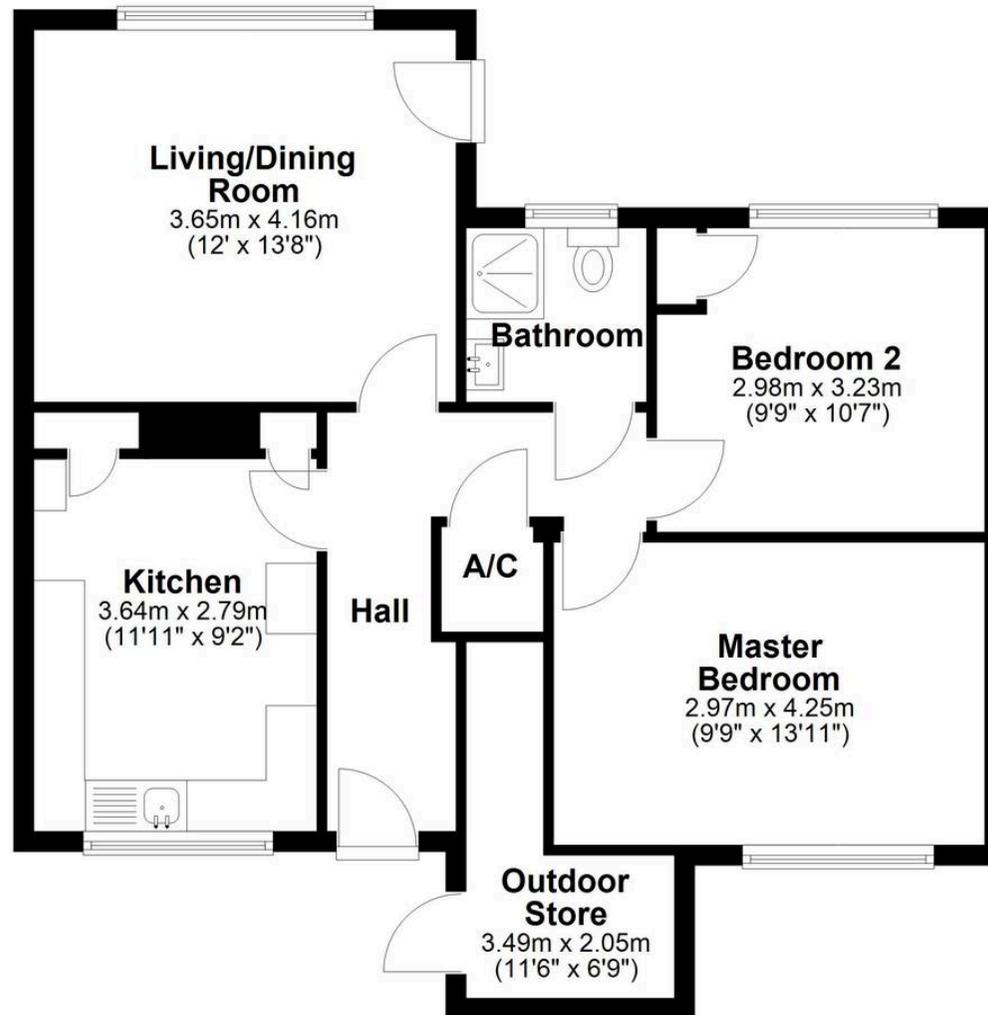






## Ground Floor

Approx. 67.3 sq. metres (724.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.1 sq. feet)

## Waymark Property Limited

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