



6 Stevens Way, Faringdon

In Excess of **£300,000**

Waymark

6 Stevens Way

Faringdon, Oxfordshire

A superb opportunity to acquire this well-presented and spacious two-double-bedroom modern terraced home, situated in a desirable area of Faringdon. Ideally positioned close to local amenities, reputable schools, and excellent commuter links via the A420, the property further benefits from two generous reception areas, two contemporary bathrooms, a private south-facing garden, and off-street parking for two vehicles.

The accommodation comprises an entrance hall, downstairs cloakroom, a bright and airy sitting room with useful under-stairs storage, and a stylish open-plan kitchen/dining room fitted with integrated appliances and French doors leading onto the rear garden. To the first floor are two well-proportioned double bedrooms both with built-in wardrobes, including a principal bedroom with modern en-suite shower room, in addition to a family bathroom.

Outside, the property enjoys an attractive outlook across a communal green with countryside views towards Humpty Hill. The south-facing rear garden is predominantly laid to lawn along with a paved patio and seating area, providing an ideal space for relaxing or entertaining. There is also a storage shed and well stocked flower bed.

The property is freehold and connected to mains gas, electricity, water, and drainage. Additional benefits include UPVC double glazing, gas central heating, a B-rated EPC (energy performance certificate), and approximately five years remaining on the NHBC warranty.





6 Stevens Way

Faringdon, Oxfordshire

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store. Council Tax band: C

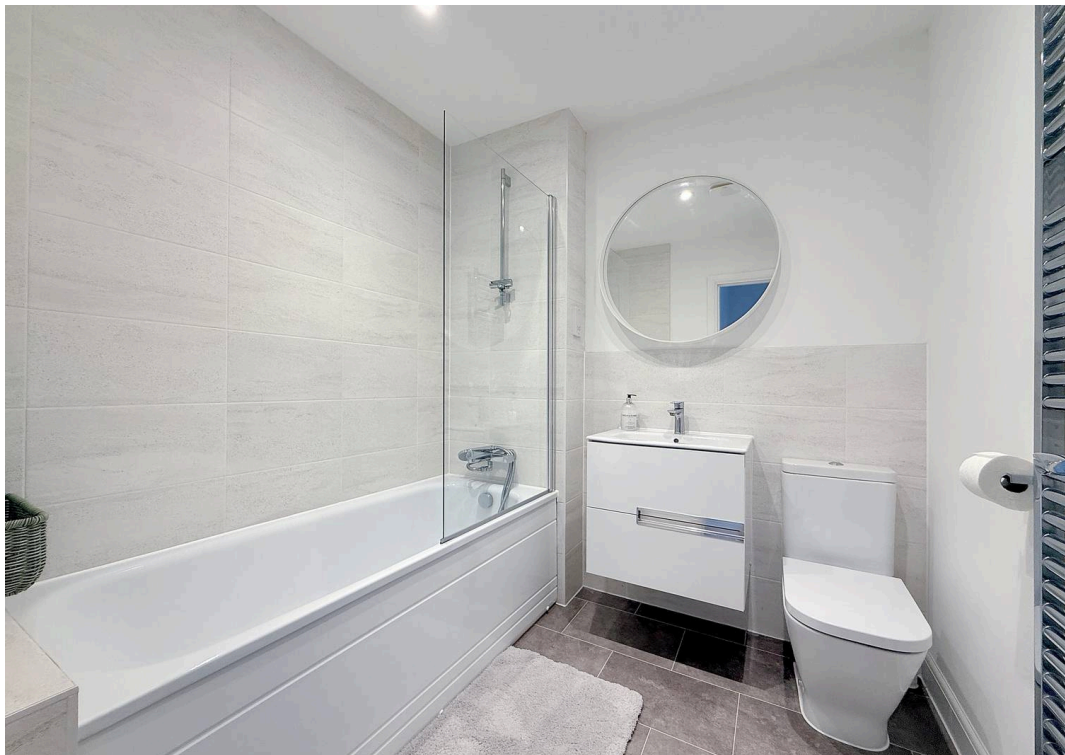
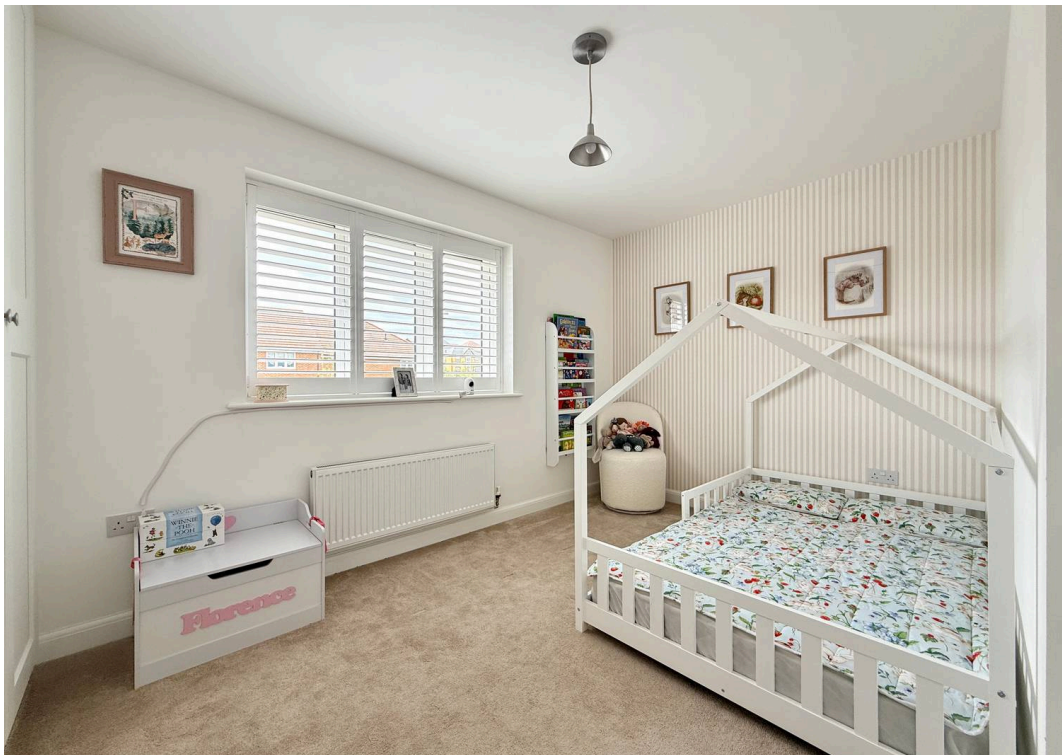
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Ideal First Time Buy or Investment Purchase
- Two Spacious Reception Rooms
- Kitchen/Diner With Built-In Appliances
- Two Double Bedrooms
- Master Bedroom With En-Suite Shower Room
- South Facing Garden and Off Street Parking

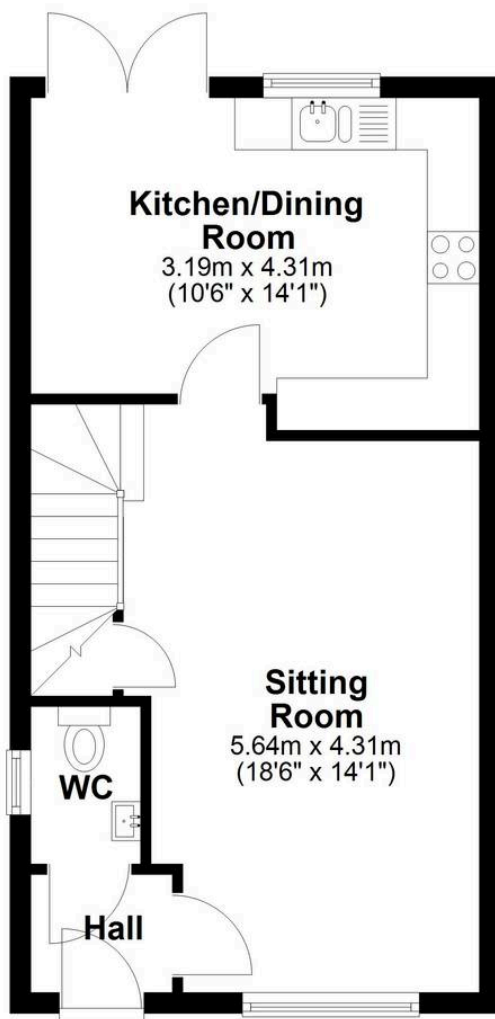






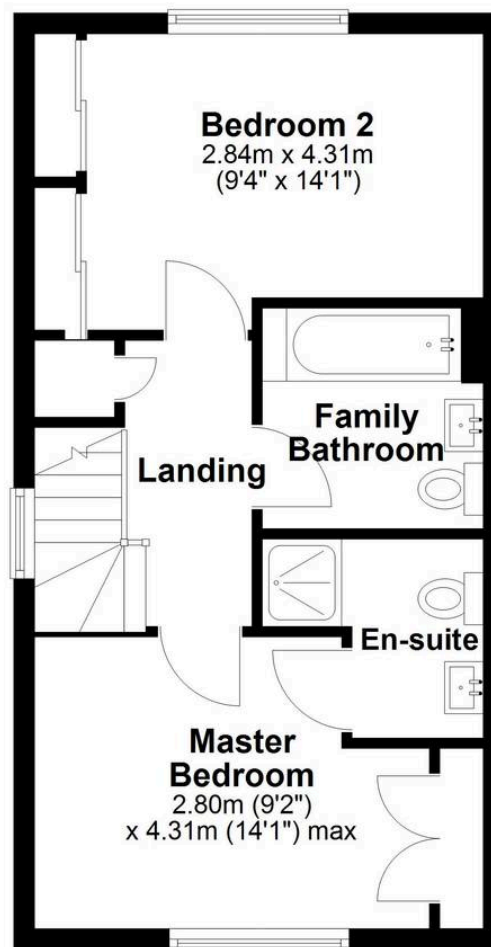
Ground Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



Total area: approx. 73.9 sq. metres (795.4 sq. feet)

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - This plan is for illustrative purposes only.