24 Merchant Crescent, Faringdon

In Excess of **£310,000**

Waymark

24 Merchant Crescent

Faringdon

A fantastic opportunity to purchase this beautiful, light and spacious two double bedroom modern end of terrace home, ideally situated in a popular and sought-after area of Faringdon. The property is conveniently located close to a range of local amenities including supermarkets, schooling, and excellent commuter links via the A420, and also benefits from two spacious reception rooms, two modern bathrooms, a private and landscaped rear garden, and driveway parking for two vehicles.

The property offers well-balanced and well presented accommodation throughout, comprising an entrance hall, downstairs WC, and a modern open-plan kitchen/dining room complete with integrated appliances and French doors opening onto the rear garden. The sitting room is bright and inviting, featuring a large window and useful under-stairs storage. To the first floor, there are two generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes and a stylish en-suite shower room, alongside a contemporary family bathroom.

Externally, the property continues to impress. To the front, there is a double-width driveway providing off-street parking for two vehicles, complete with an EV charging point. The rear garden is a real highlight—private, sunny, and thoughtfully landscaped, creating a fantastic outdoor entertaining area. There is also a useful outside home office with lights and power.

Built by the reputable Bewley Homes approximately three years ago, the property benefits from the remainder of a 10-year NHBC warranty (circa seven years remaining) and is offered to the market with no onward chain. Additional benefits include mains gas central heating, UPVC double glazing, and a strong EPC rating of B, reflecting the home's excellent energy efficiency.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

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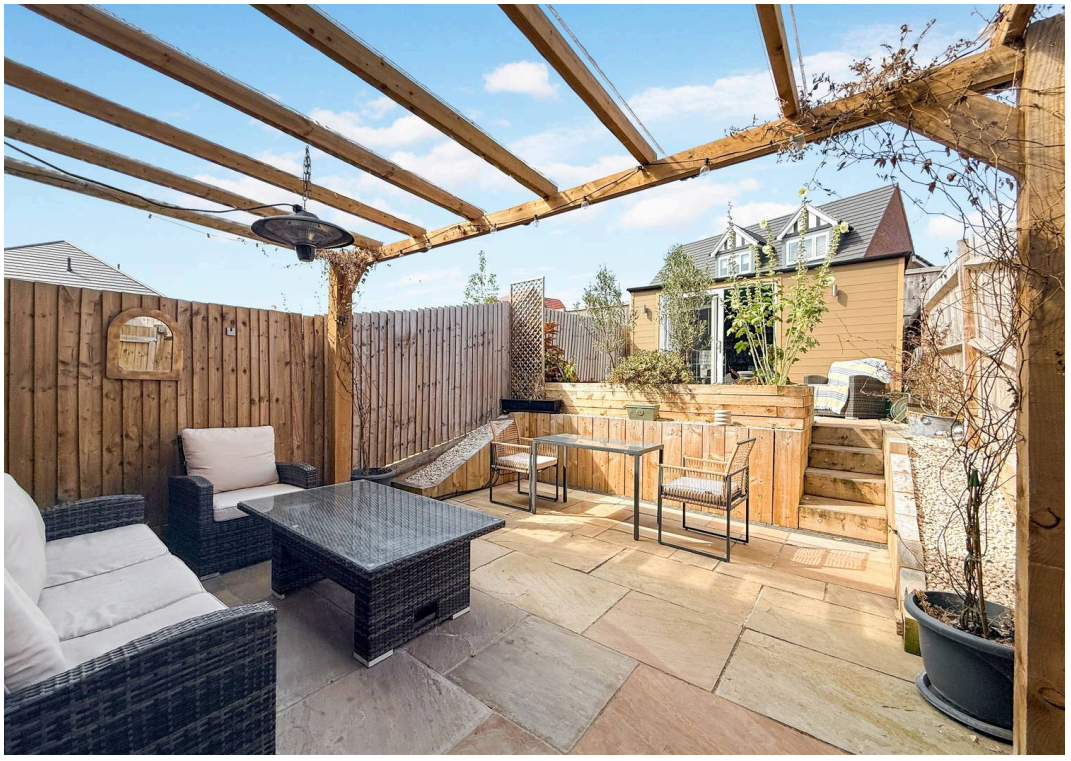
The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by 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

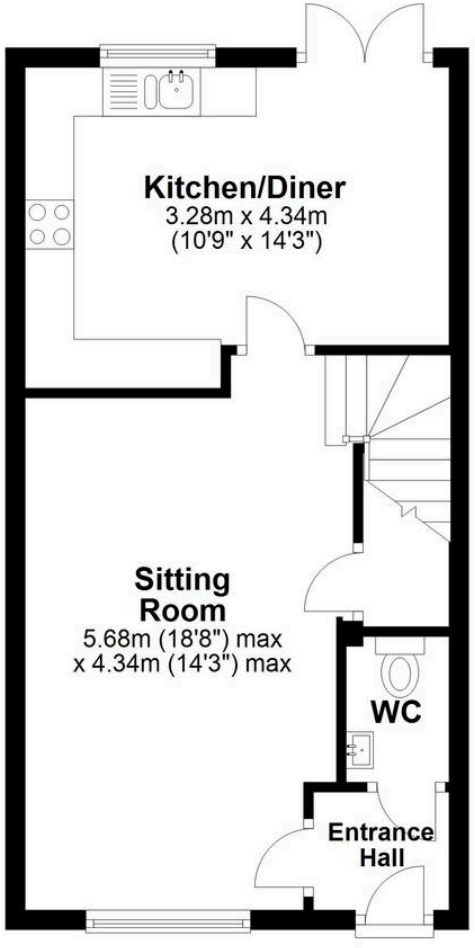
Tenure: Freehold

- No Onward Chain
- Two Double Bedrooms
- Master Bedroom With Wardrobes And En-Suite
- Modern Open Plan Kitchen/Diner
- Two Modern Bathrooms
- Stunning Garden With Home Office
- Parking For Two Cars & EV Car Charger
- Countryside Views To The Front
- Ideal For For First Time Buyers And Investors



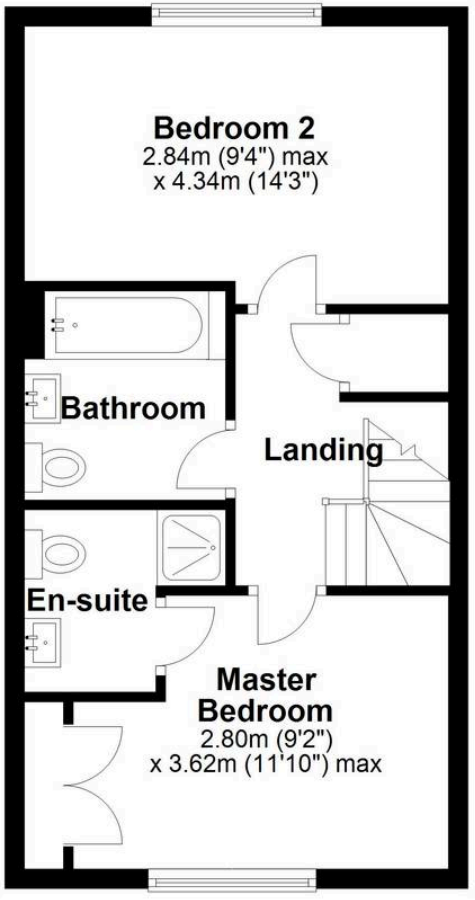
Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 74.8 sq. metres (805.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

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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.