



36 Merchant Crescent, Faringdon

In Excess of **£300,000**

Waymark

36 Merchant Crescent

Faringdon, Faringdon

A superb opportunity to acquire this beautifully presented, light-filled two double bedroom modern end-of-terrace home, ideally positioned within a highly popular and sought-after area of Faringdon. The property enjoys stunning open views to the front across countryside and is conveniently located within easy reach of local supermarkets, well-regarded schools, and offers excellent commuter links via the A420. Additional benefits include two generous reception spaces, two contemporary bathrooms, a landscaped rear garden, and driveway parking providing ample space for at least two vehicles.

The accommodation is well arranged and comprises an entrance hall, a downstairs cloakroom, and a bright sitting room featuring a large front-aspect window and useful under-stairs storage. To the rear of the property is a stylish open-plan kitchen/dining room fitted with a range of modern units and integrated appliances, with French doors opening directly onto the rear garden, ideal for entertaining and family living.

To the first floor, the landing leads to a modern family bathroom and two well-proportioned double bedrooms, both benefiting from large fitted wardrobes. The principal bedroom is further enhanced by a sleek en-suite shower room.

Externally, the property is situated on a quiet no-through road and enjoys an attractive outlook over open countryside. The rear garden has been thoughtfully landscaped and features a spacious paved patio area, lawn, and a useful storage shed, along with side access leading to the driveway. The driveway provides parking for at least two vehicles. There is also an EV car charging point conveniently located adjacent to the driveway.

The property is freehold and connected to mains gas, electricity, water, and drainage, with UPVC double glazing and gas-fired central heating throughout. It is highly energy efficient, boasting a B-rated EPC, and benefits from approximately just over seven years remaining on the NHBC warranty. This impressive home must be viewed to be fully appreciated.





36 Merchant Crescent

Faringdon

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

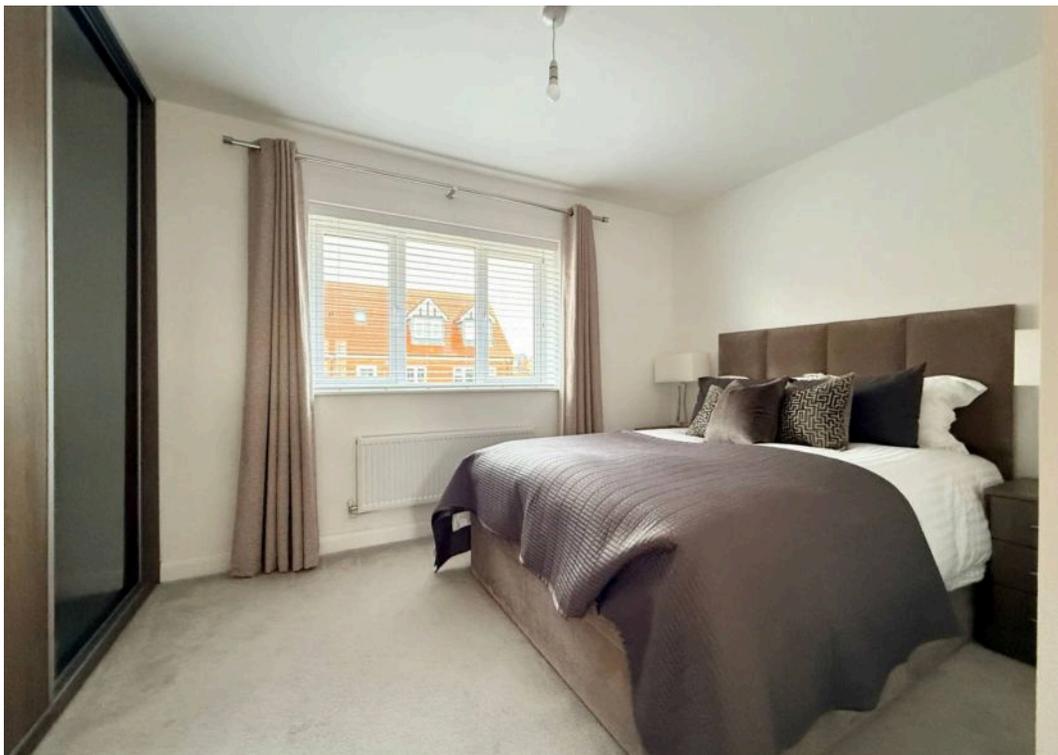
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Double Bedrooms, Both With Large Fitted Wardrobes
- Two Reception Rooms
- Including Open Plan Kitchen/Dining Room With Built-In Appliances
- Two Modern Bathrooms
- Driveway Parking For At Least Two Vehicles - Plus An EV Car Charging Port
- Attractive View To The Front Over Open Countryside
- Situated At The End Of A Quiet No-Through Road

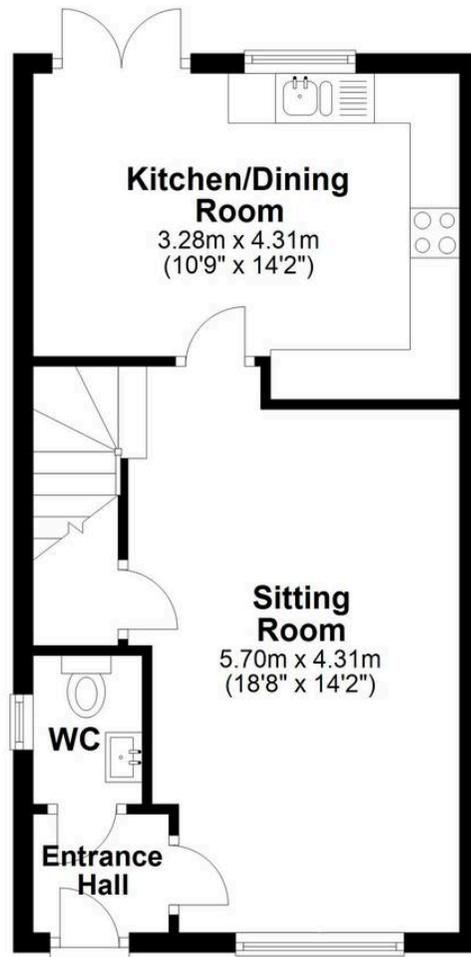






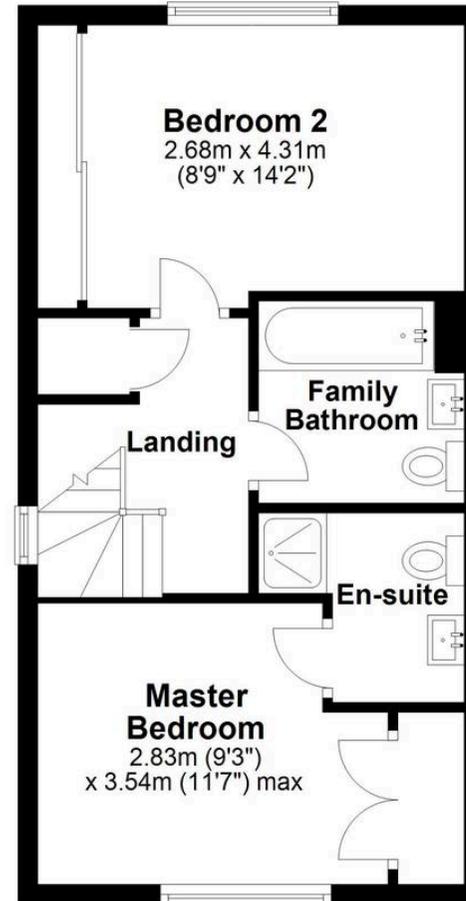
Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 74.6 sq. metres (802.9 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

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.