



15 Corallian Drive, Faringdon

In Excess of £350,000

Waymark

15 Corallian Drive

Faringdon

An immaculate and modern three-bedroom semi-detached home, situated in a highly sought-after location in Faringdon. The property enjoys an attractive position fronting a beautiful green, within walking distance of local amenities, including supermarkets, schooling and the Market Place. It is also ideally positioned for commuters, with convenient access to the A420. Further benefits include two spacious reception rooms, two modern bathrooms, driveway parking, a single garage and a landscaped rear garden.

The well-presented accommodation comprises an entrance hall, downstairs WC, a modern open-plan kitchen/dining room with integrated appliances and under-cabinet lighting, and a spacious sitting room with useful understairs storage. To the first floor are three light and airy bedrooms, a modern family bathroom and a principal bedroom featuring a built-in wardrobe and dressing area, together with an en-suite shower room incorporating a large walk-in shower.

Externally, the property benefits from a block-paved driveway providing off-street parking for up to two cars and leading to the single garage. The landscaped rear garden is mainly laid to lawn, complemented by a patio area ideal for outdoor dining and entertaining. The property also occupies a slightly wider-than-average plot, providing additional space to the side of the house, which could be utilised for further storage or additional garden space.

The property is freehold and benefits from mains gas, electricity, water and drainage, mains gas central heating and modern UPVC double glazing.

An internal viewing is highly recommended to fully appreciate the quality, attractive position and accommodation this lovely home has to offer.

Council Tax band: D

Tenure: Freehold





15 Corallian Drive

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.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi-Detached Family Home
- View To The Front Over Green Space
- Three Spacious And Light Bedrooms
- Two Good Size Reception Rooms
- Open Plan Kitchen/Diner
- Sitting Room With Doors Out The Garden
- Two Modern Bathrooms
- Driveway Parking And Detached Garage
- Spacious Rear Garden With Large Patio

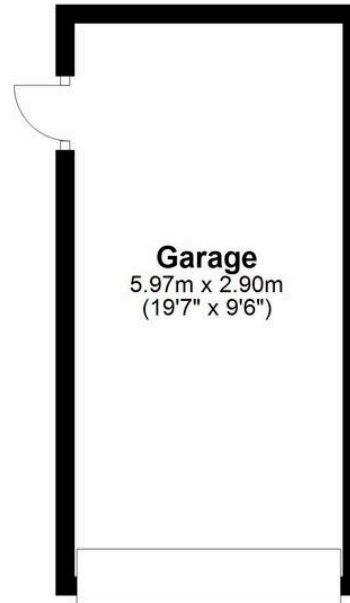
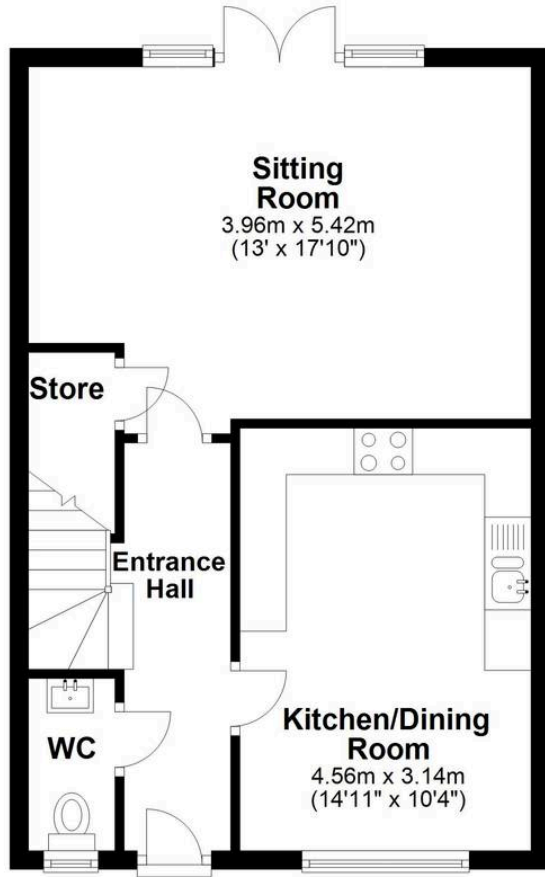






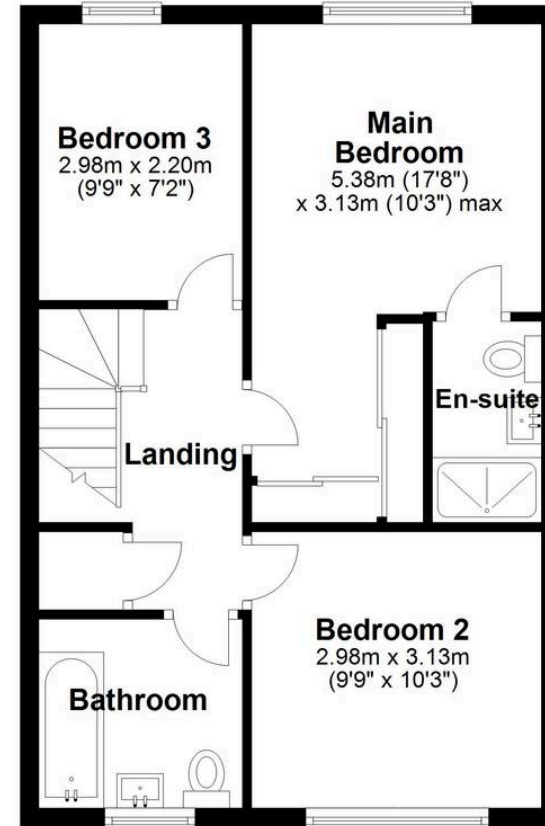
Ground Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.