

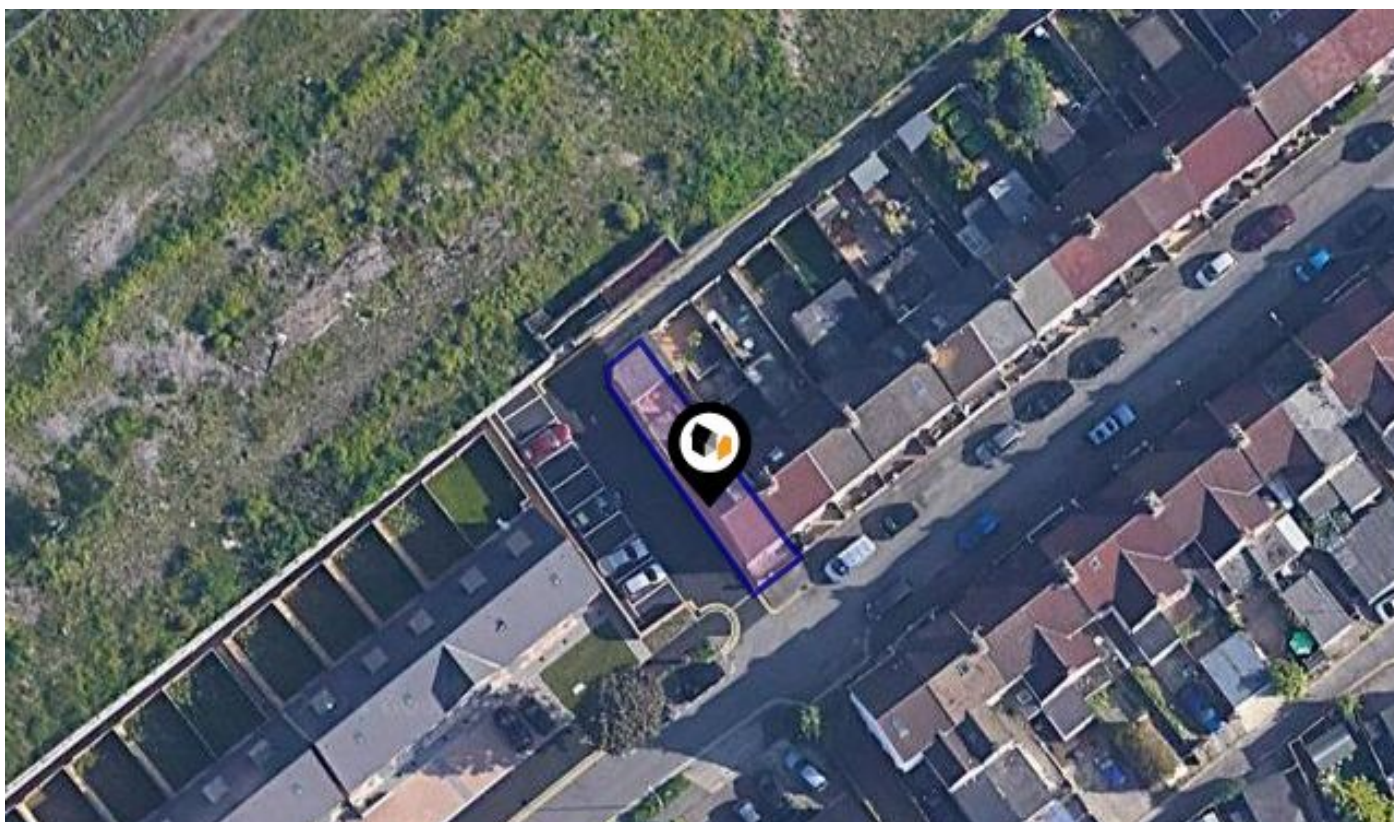


See More Online

## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Monday 29<sup>th</sup> January 2024**



**DEAN STREET, SWINDON, SN1**

### **McFarlane Sales & Lettings Ltd**

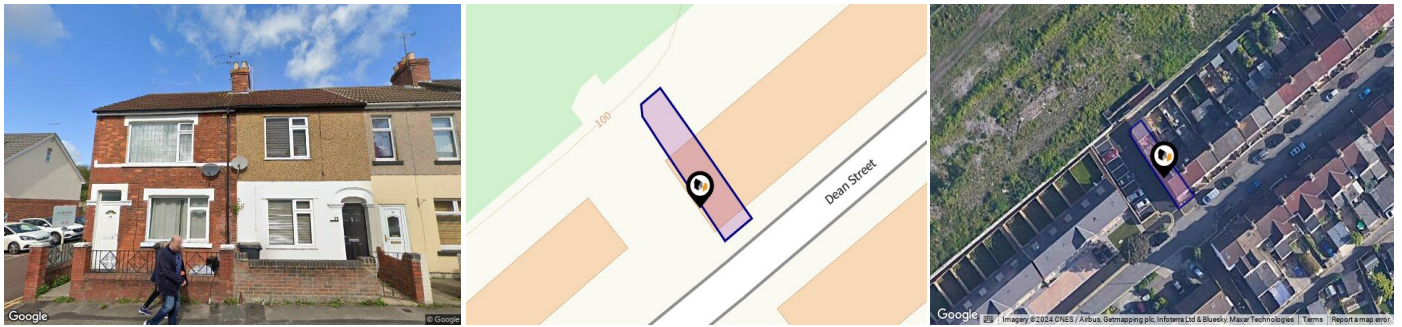
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com








## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£144
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,541		
<b>Title Number:</b>	WT73088		
<b>UPRN:</b>	100121128024		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>21</b> mb/s	<b>70</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Energy rating

D

Valid until 06.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

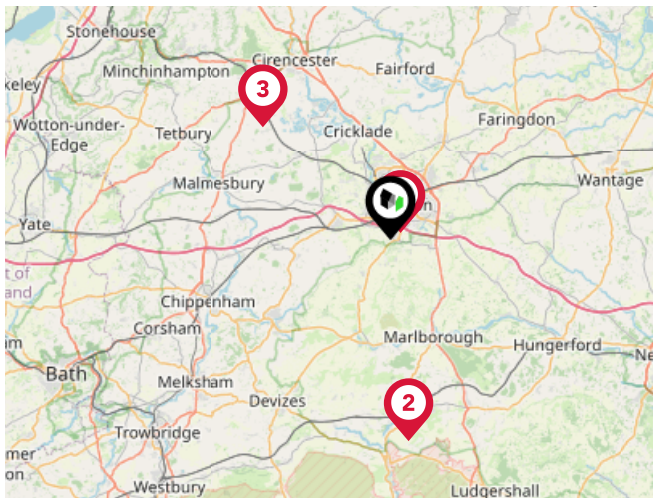
## Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	108 m <sup>2</sup>



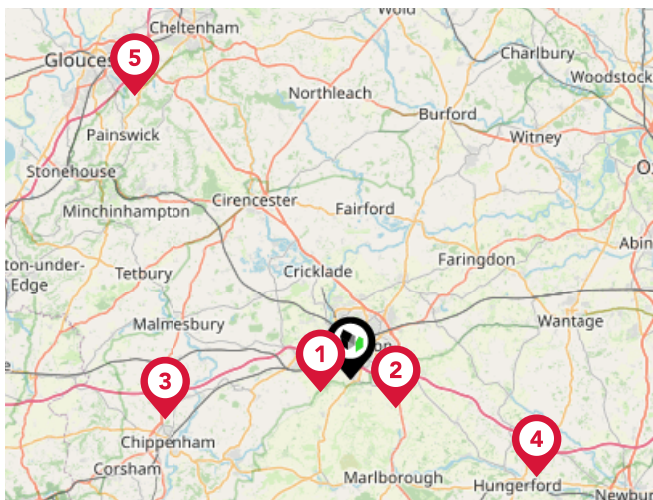
# Area

## Transport (National)



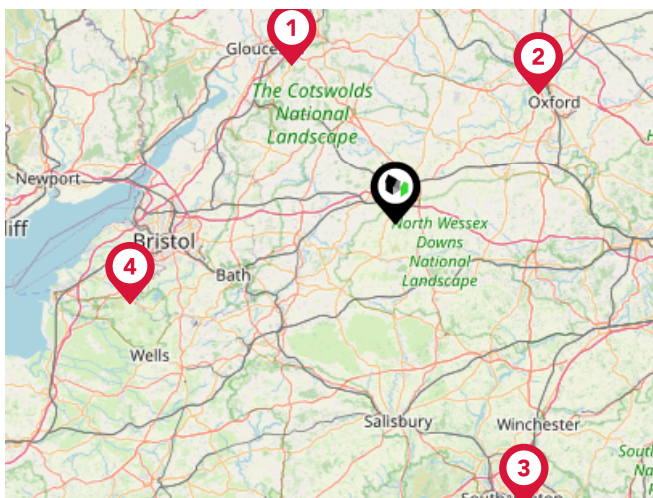
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.84 miles
2	Pewsey Rail Station	14.99 miles
3	Kemble Rail Station	12.58 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.43 miles
2	M4 J15	3.9 miles
3	M4 J17	14.1 miles
4	M4 J14	15.49 miles
5	M5 J11A	26.18 miles

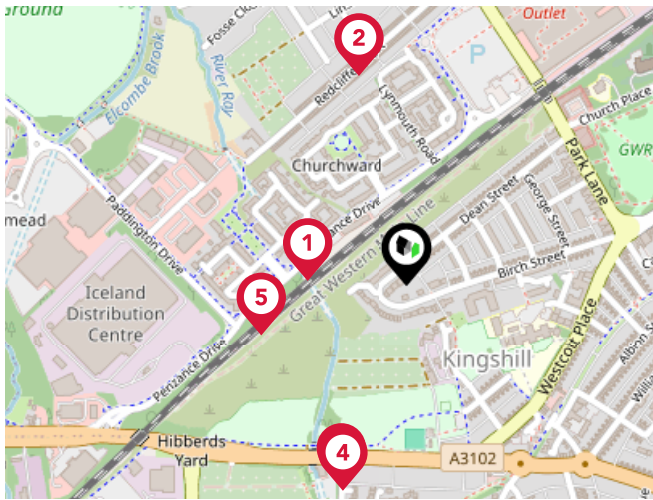


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.74 miles
2	London Oxford Airport	28.29 miles
3	Southampton Airport	46.18 miles
4	Bristol International Airport	40.96 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Paddington Drive	0.12 miles
2	Groves Street	0.25 miles
3	The Runner	0.24 miles
4	The Runner	0.25 miles
5	Paddington Drive	0.18 miles

# McFarlane Sales & Lettings Ltd

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



# mcfarlane

SALES & LETTINGS

## McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

