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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 03rd May 2024



PADSTOW ROAD, SWINDON, SN2

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Flat / Maisonette	Last Sold	£210
Bedrooms:	2	£/ft²:	
Floor Area:	635 ft ² / 59 m ²	Tenure:	Leasehold
Plot Area:	7.29 acres	Start Date:	28/06/2007
Year Built :	2004	End Date:	01/01/2158
Council Tax :	Band C	Lease Term:	155 years from 1 January 2003 less one day
Annual Estimate:	£1,954	Term	133 years
Title Number:	WT304882	Remaining:	
UPRN:	10010428057		

Local Area

Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



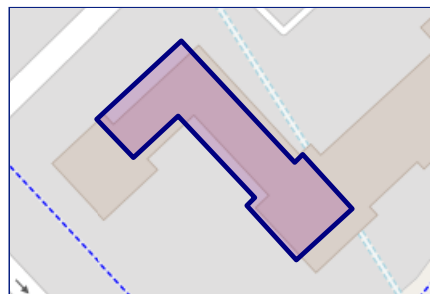
WT228502

Leasehold Title Plans



WT304882

Start Date: 21/12/2004
 End Date: 01/01/2158
 Lease Term: 155 years from 1 January 2003
 Term Remaining: 133 years



WT235906

Start Date: 28/06/2007
 End Date: 01/01/2158
 Lease Term: 155 years from 1 January 2003 less one day
 Term Remaining: 133 years

Property EPC - Certificate

SN2

Energy rating

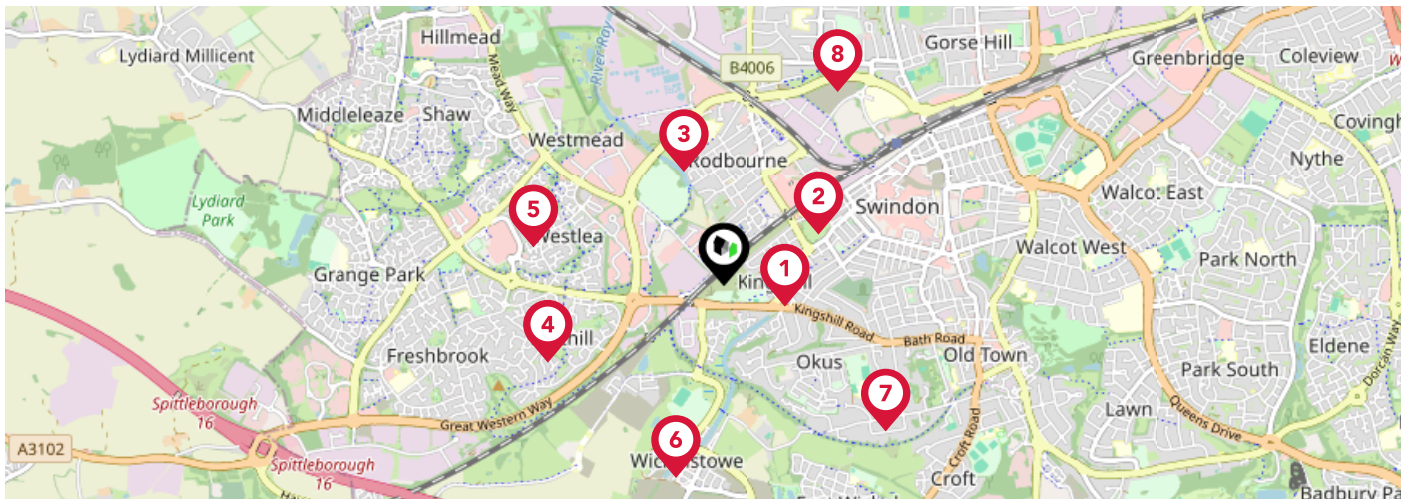
C

Valid until 09.02.2032

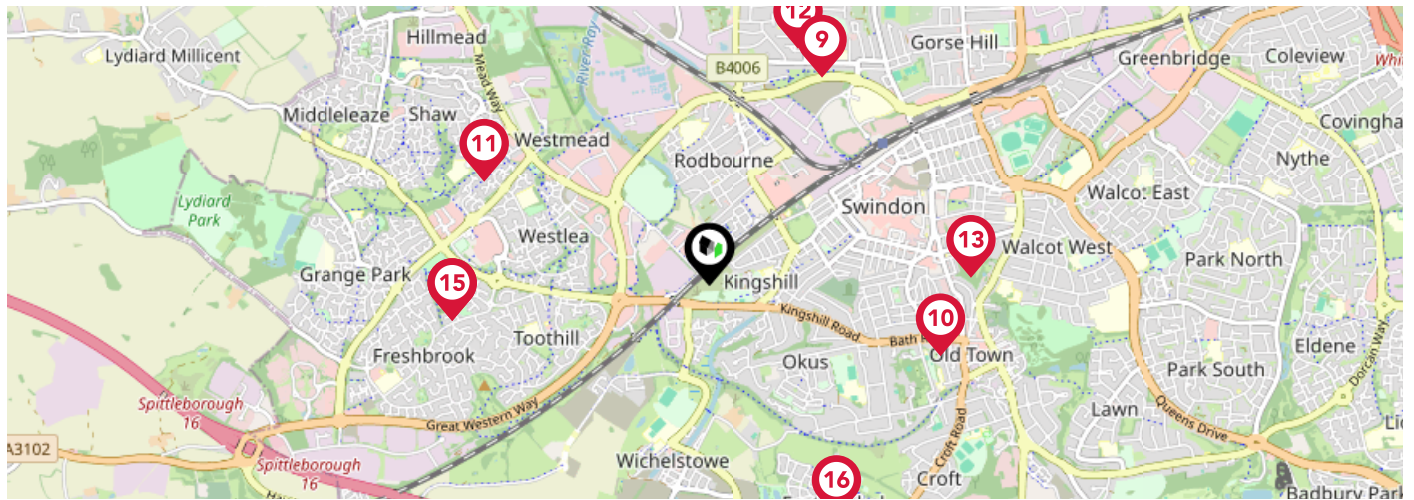
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	59 m ²

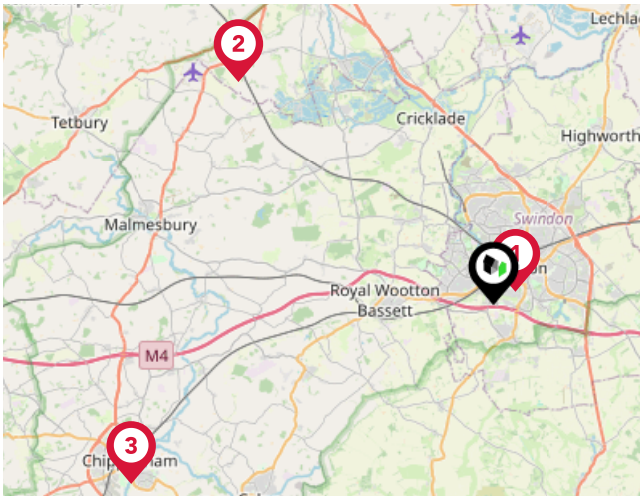


		Nursery	Primary	Secondary	College	Private
1	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Deanery CE Academy Ofsted Rating: Not Rated Pupils: 130 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



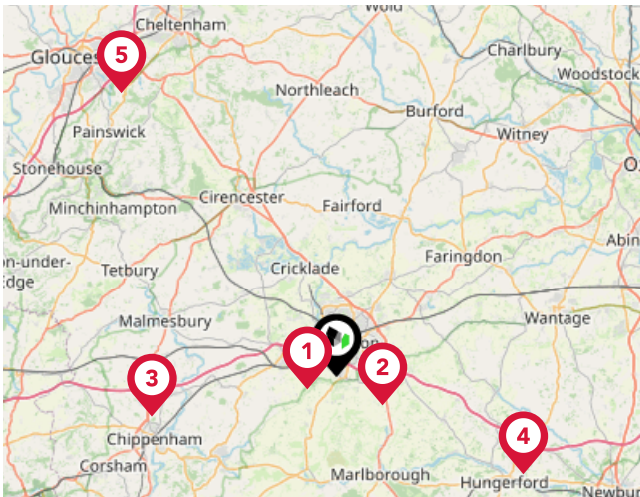
	Nursery	Primary	Secondary	College	Private
 Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oliver Tomkins Church of England Junior School Ofsted Rating: Good Pupils: 231 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oliver Tomkins Church of England Infant and Nursery School Ofsted Rating: Good Pupils: 166 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



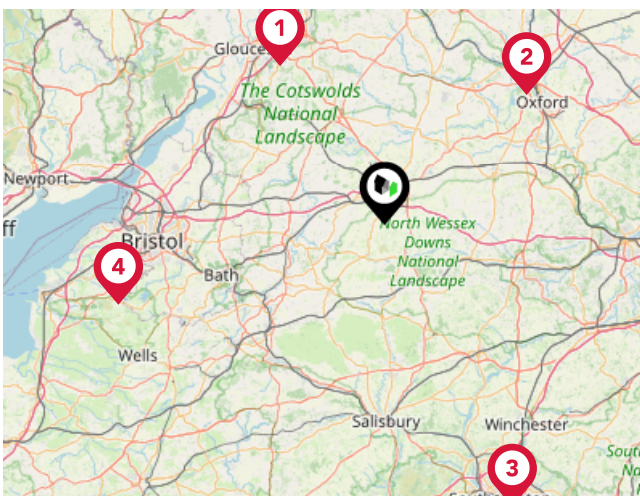
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.95 miles
2	Kemble Rail Station	12.48 miles
3	Chippenham Rail Station	14.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.3 miles
2	M4 J15	4.02 miles
3	M4 J17	13.96 miles
4	M4 J14	15.61 miles
5	M5 J11A	26.1 miles

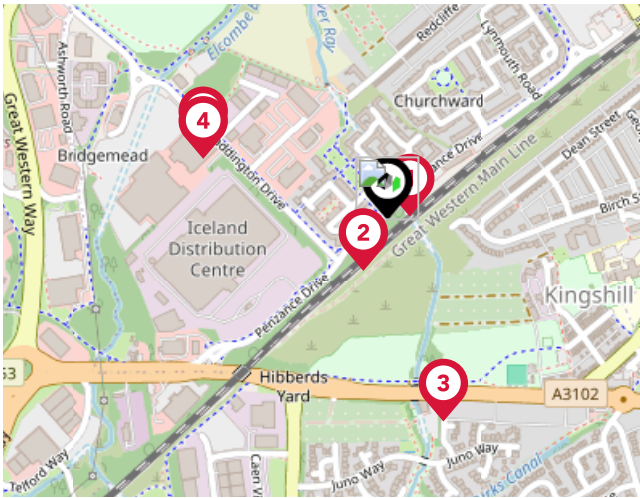


Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	27.67 miles
2	London Oxford Airport	28.39 miles
3	Southampton Airport	46.24 miles
4	Bristol International Airport	40.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Paddington Drive	0.02 miles
2	Paddington Drive	0.07 miles
3	The Runner	0.24 miles
4	Sainsburys	0.22 miles
5	Sainsburys	0.23 miles

McFarlane Sales & Lettings Ltd

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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

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Valuation Office Agency



Royal Mail