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

An Insight Into This Property & the Local Market

**Tuesday 23<sup>rd</sup> January 2024**



### **MERCHANT HOUSE, 34, HIGH STREET, ROYAL WOOTTON BASSETT, SWINDON, SN4**

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

28-30 Wood Street Swindon SN1 4AB

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## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,400
<b>Title Number:</b>	WT101134
<b>UPRN:</b>	100121035145

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Wiltshire
<b>Conservation Area:</b>	Wootton Bassett, Wiltshire

<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Low

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

MERCHANT HOUSE, 34 HIGH STREET, SN4

Energy rating

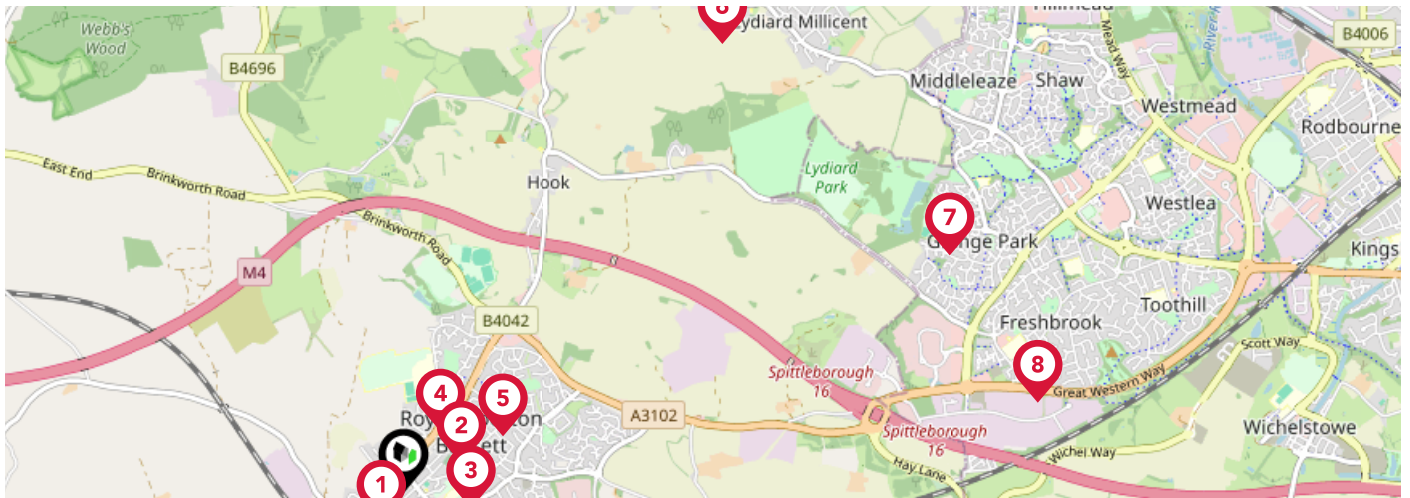
**E**

Valid until 11.05.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		61   D
39-54	<b>E</b>	41   E	
21-38	<b>F</b>		
1-20	<b>G</b>		

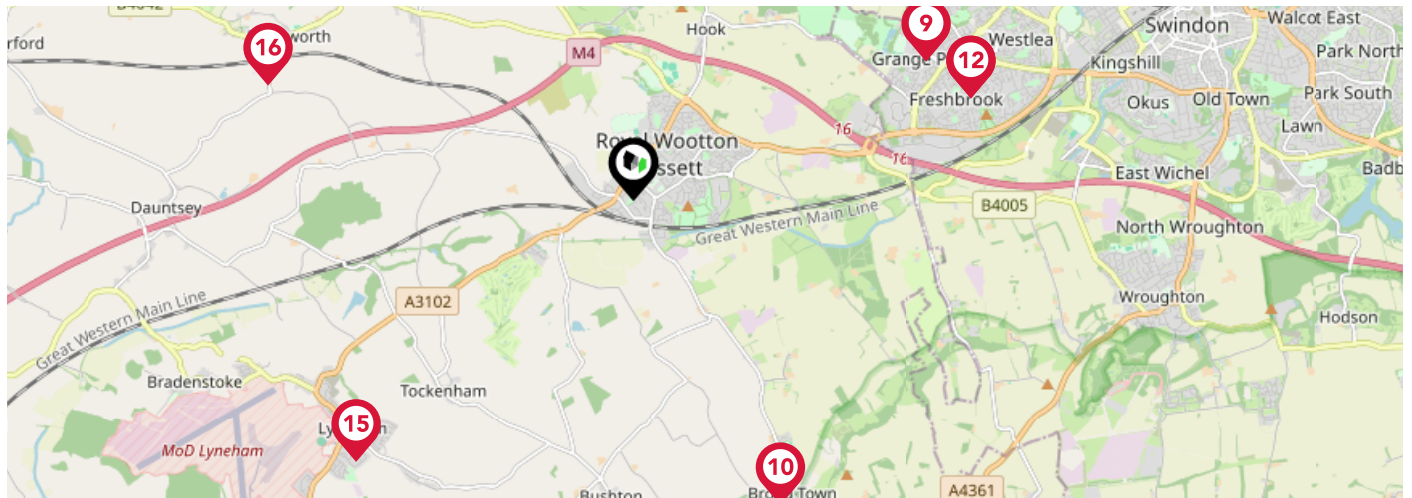
## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	55 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Wootton Bassett Infants' School</b> Ofsted Rating: Requires Improvement   Pupils: 180   Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Bartholomew's Primary Academy</b> Ofsted Rating: Good   Pupils: 320   Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Noremarsch Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 230   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Royal Wootton Bassett Academy</b> Ofsted Rating: Outstanding   Pupils: 1760   Distance:0.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Longleaze Primary School</b> Ofsted Rating: Good   Pupils: 257   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Lydiard Millicent CofE Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Lydiard Park Academy</b> Ofsted Rating: Good   Pupils: 1244   Distance:2.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:2.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

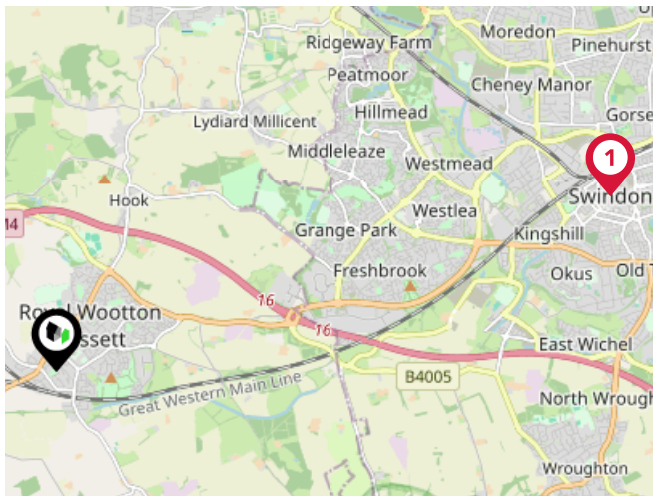




	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Tregoze Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Broad Town Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:3.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Oliver Tomkins Church of England Junior School</b> Ofsted Rating: Good   Pupils: 231   Distance:3.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Oliver Tomkins Church of England Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 166   Distance:3.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Bradon Forest School</b> Ofsted Rating: Good   Pupils: 1018   Distance:3.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Mary's Church of England Primary School, Purton</b> Ofsted Rating: Good   Pupils: 363   Distance:3.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Lyneham Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:3.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Brinkworth Earl Danby's Church of England Primary</b> Ofsted Rating: Good   Pupils: 139   Distance:3.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

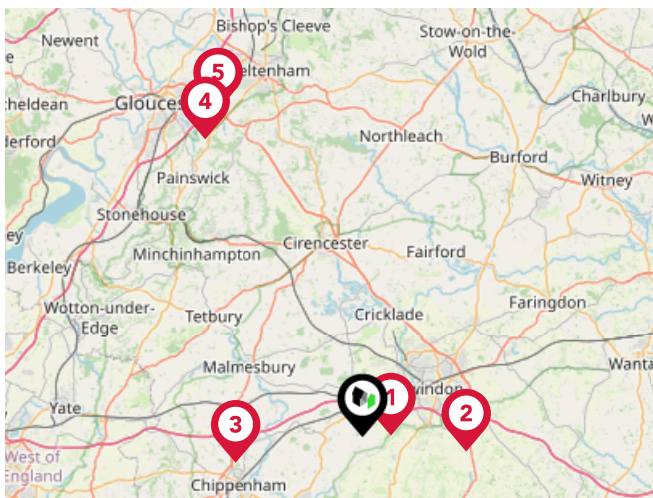
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	5.36 miles
2	Kemble Rail Station	10.62 miles
3	Chippenham Rail Station	10.63 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.2 miles
2	M4 J15	7.77 miles
3	M4 J17	9.52 miles
4	M5 J11A	24.73 miles
5	M5 J11	26.27 miles

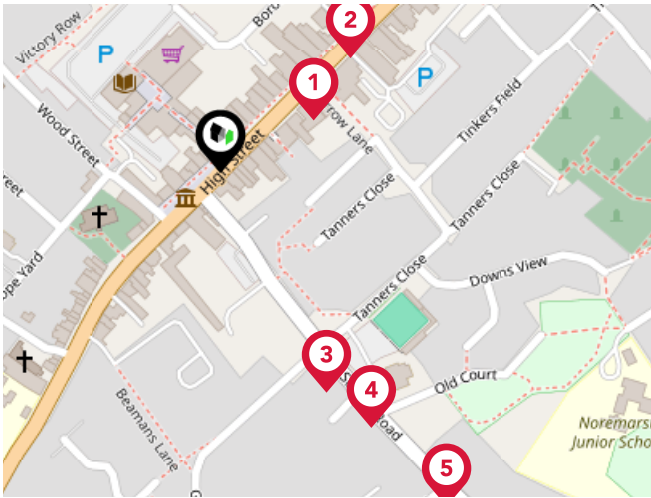


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	26.58 miles
2	London Oxford Airport	32.39 miles
3	Southampton Airport	47.24 miles
4	Bristol International Airport	36.38 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.06 miles
2	High Street	0.1 miles
3	Glebe Road	0.14 miles
4	Community Hall	0.17 miles
5	Honeyhill	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

