

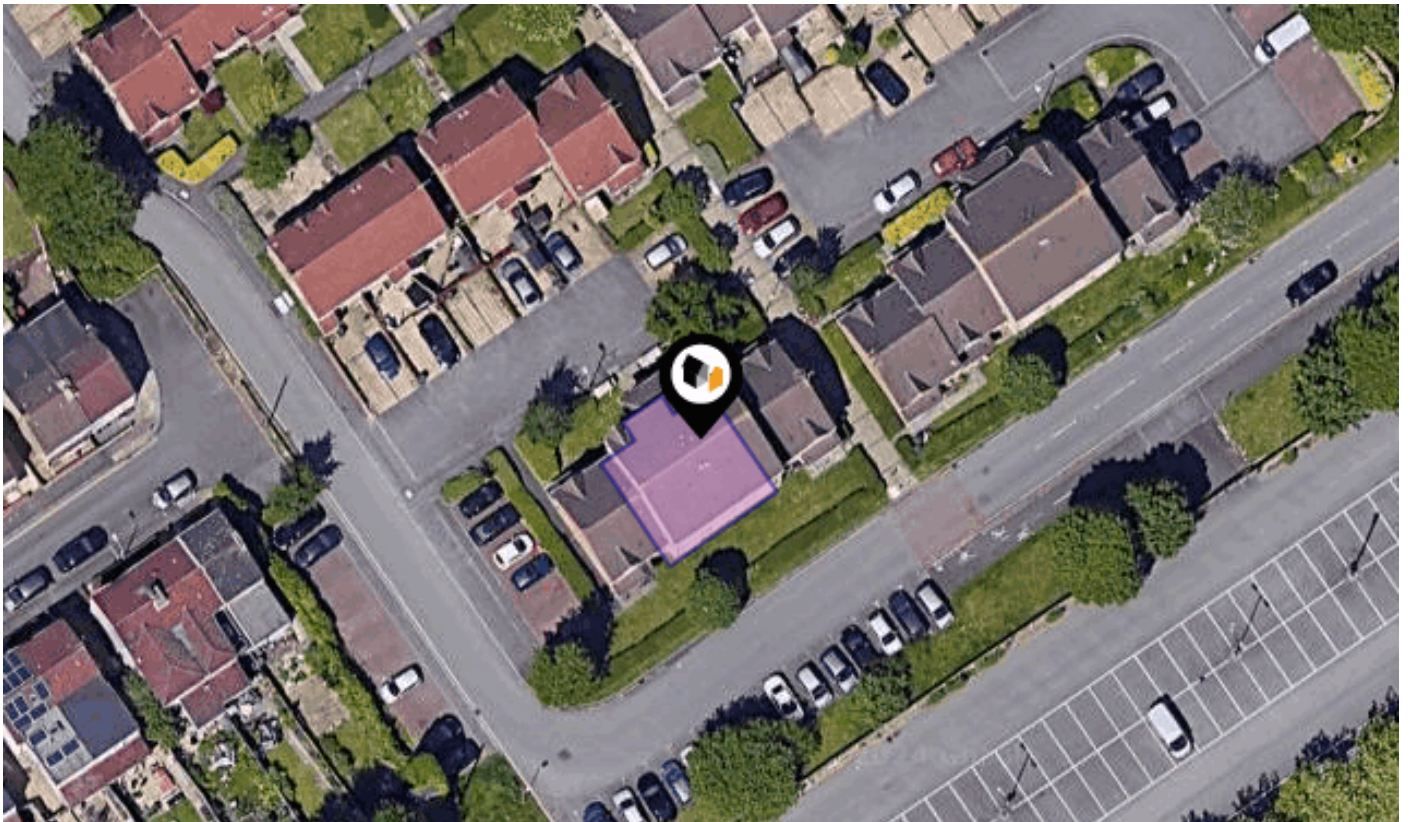


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 23rd January 2024



BARNUM COURT, SWINDON, SN2

McFarlane Sales & Lettings Ltd

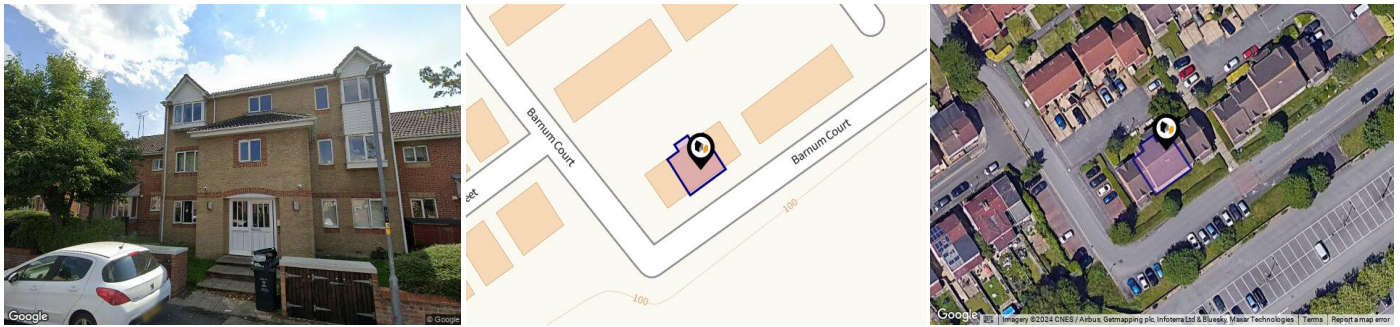
28-30 Wood Street Swindon SN1 4AB

01793 611841

shaun@mcfarlaneproperty.com

www.mcfarlaneproperty.com







Property

| | | | |
|-------------------------|---|------------------------------------|-------------------------------|
| Type: | Flat / Maisonette | Last Sold £/ft²: | £145 |
| Bedrooms: | 1 | Tenure: | Leasehold |
| Floor Area: | 548 ft ² / 51 m ² | Start Date: | 28/09/1995 |
| Plot Area: | 0.03 acres | End Date: | 01/01/2095 |
| Year Built : | 1995 | Lease Term: | 100 years from 1 January 1995 |
| Council Tax : | Band B | Term Remaining: | 70 years |
| Annual Estimate: | £1,541 | | |
| Title Number: | WT145144 | | |
| UPRN: | 200001838895 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|---|---|
| 9 mb/s | 1000 mb/s |
|  |  |

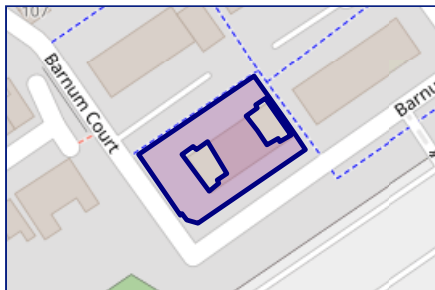
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

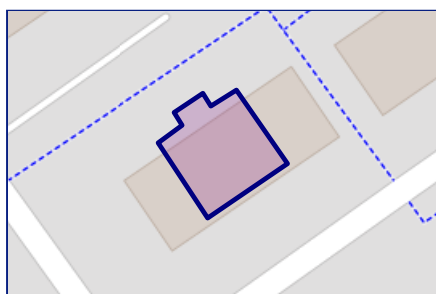


Freehold Title Plan



WT186500

Leasehold Title Plan



WT145144

Start Date: 28/09/1995
End Date: 01/01/2095
Lease Term: 100 years from 1 January 1995
Term Remaining: 70 years

Property EPC - Certificate

Barnum Court, SN2

Energy rating

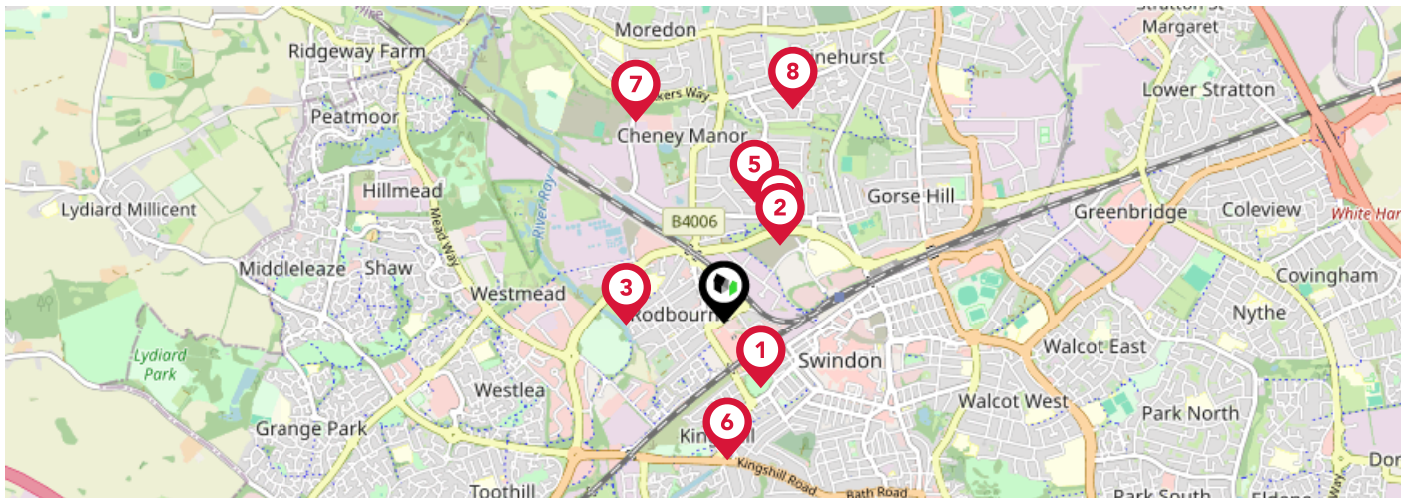
C

Valid until 01.04.2029

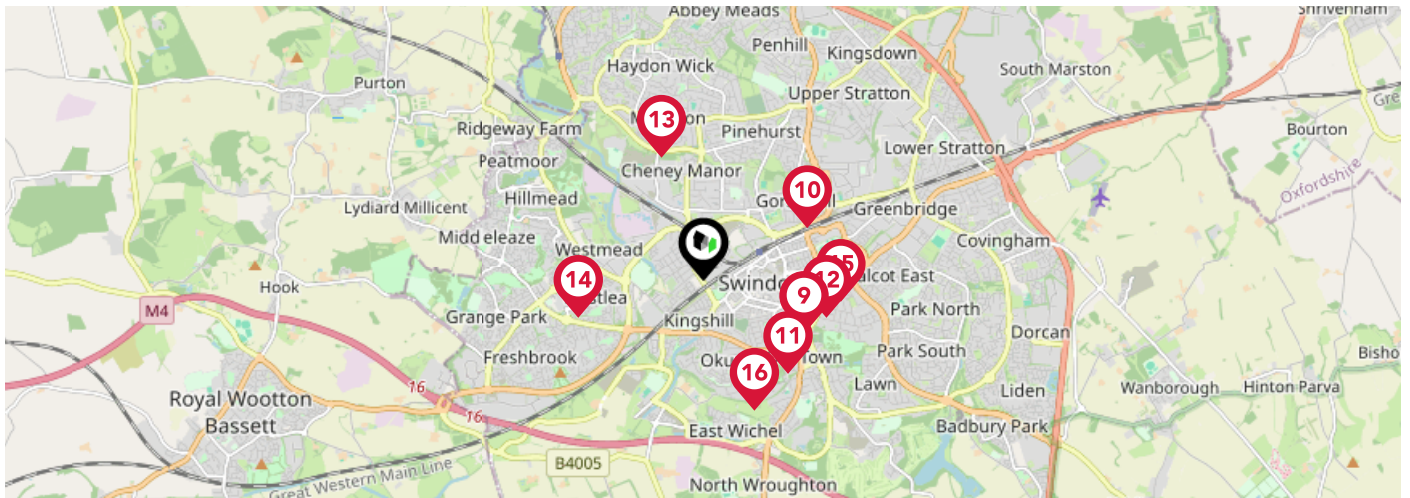
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 2nd |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 75 mm loft insulation |
| Roof Energy: | Average |
| 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 83% of fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 51 m ² |

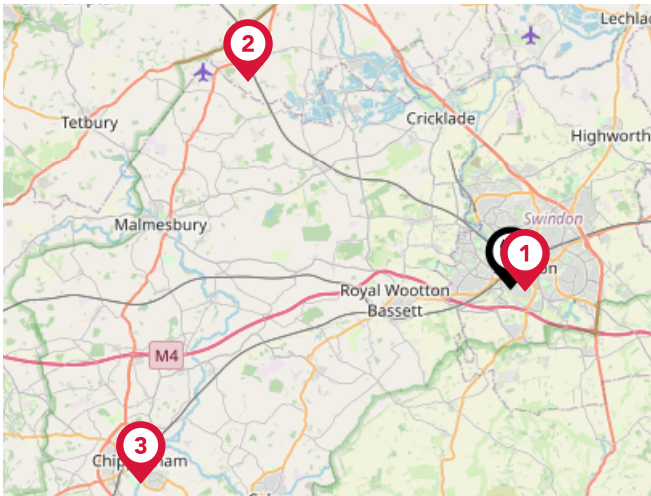


| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.34</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.45</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.45</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.49</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.58</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.63</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:1.02</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:1.04</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



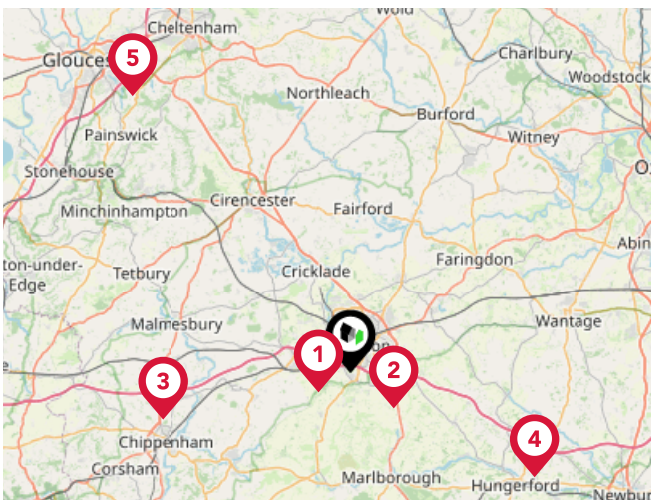
| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:1.08 | <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:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  The Commonwealth School Ofsted Rating: Good Pupils: 1386 Distance:1.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Swindon Rail Station | 0.54 miles |
| 2 | Kemble Rail Station | 12.34 miles |
| 3 | Chippenham Rail Station | 15.41 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M4 J16 | 2.78 miles |
| 2 | M4 J15 | 4.12 miles |
| 3 | M4 J17 | 14.34 miles |
| 4 | M4 J14 | 15.64 miles |
| 5 | M5 J11A | 25.83 miles |

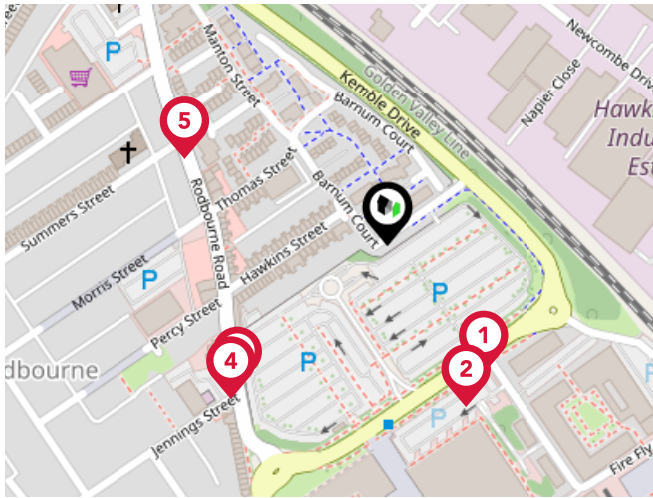


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Gloucestershire Airport | 27.37 miles |
| 2 | London Oxford Airport | 27.84 miles |
| 3 | Southampton Airport | 46.61 miles |
| 4 | Bristol International Airport | 41.23 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Steam Museum | 0.09 miles |
| 2 | Steam Museum | 0.1 miles |
| 3 | The Dolphin | 0.12 miles |
| 4 | The Dolphin | 0.13 miles |
| 5 | Summers Street | 0.13 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.



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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

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Valuation Office Agency

