

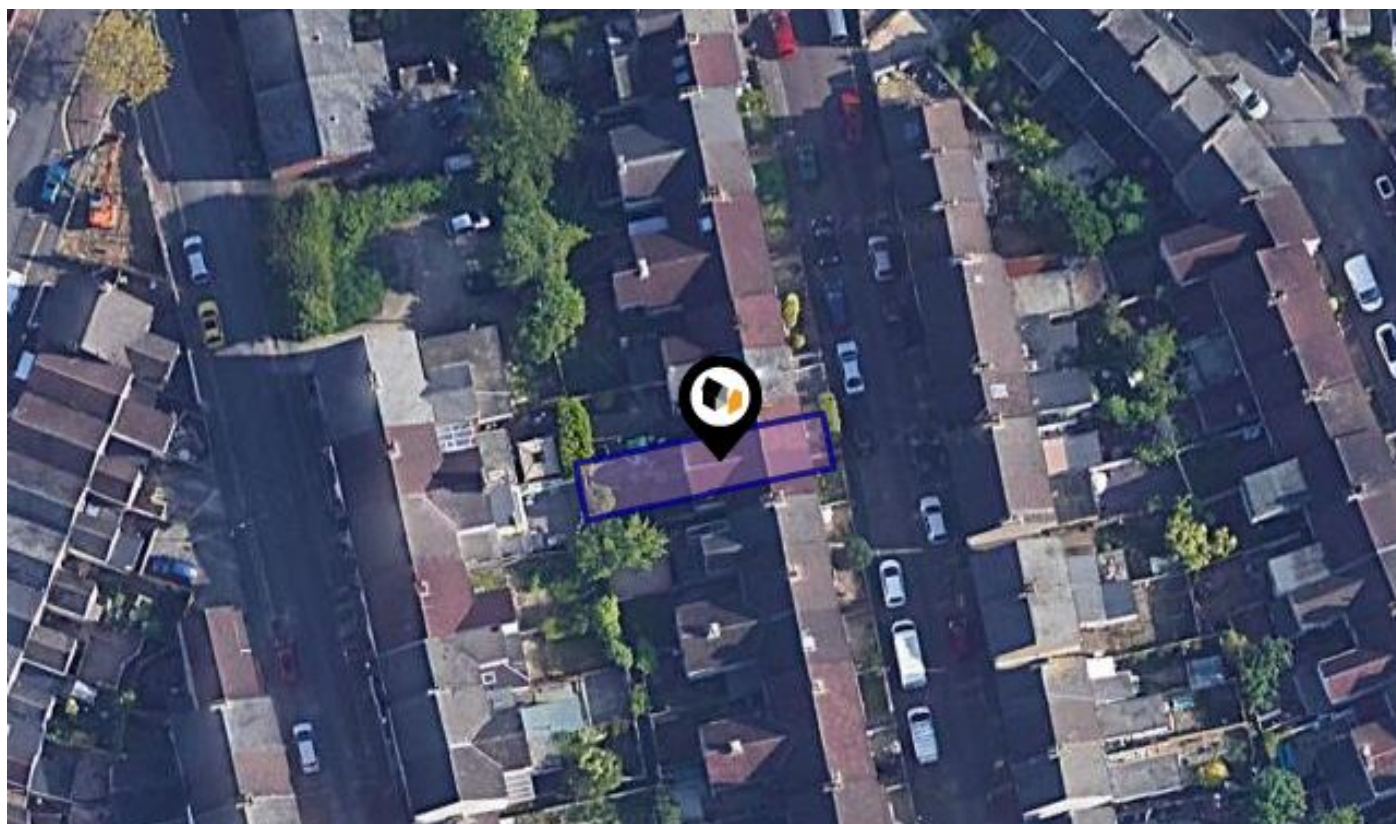


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 23rd January 2024



WESTERN STREET, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Terraced	Last Sold £/ft²:	£122
Bedrooms:	2	Tenure:	Freehold
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT64208		
UPRN:	100121163394		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Western Street, SN1

Energy rating

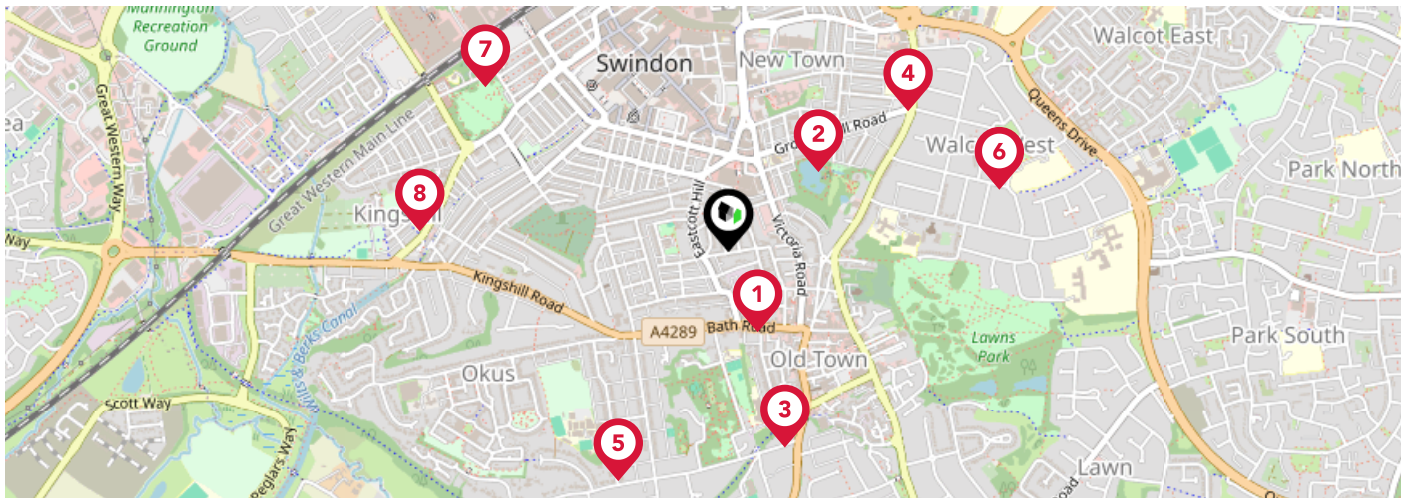
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Valid until 15.08.2028

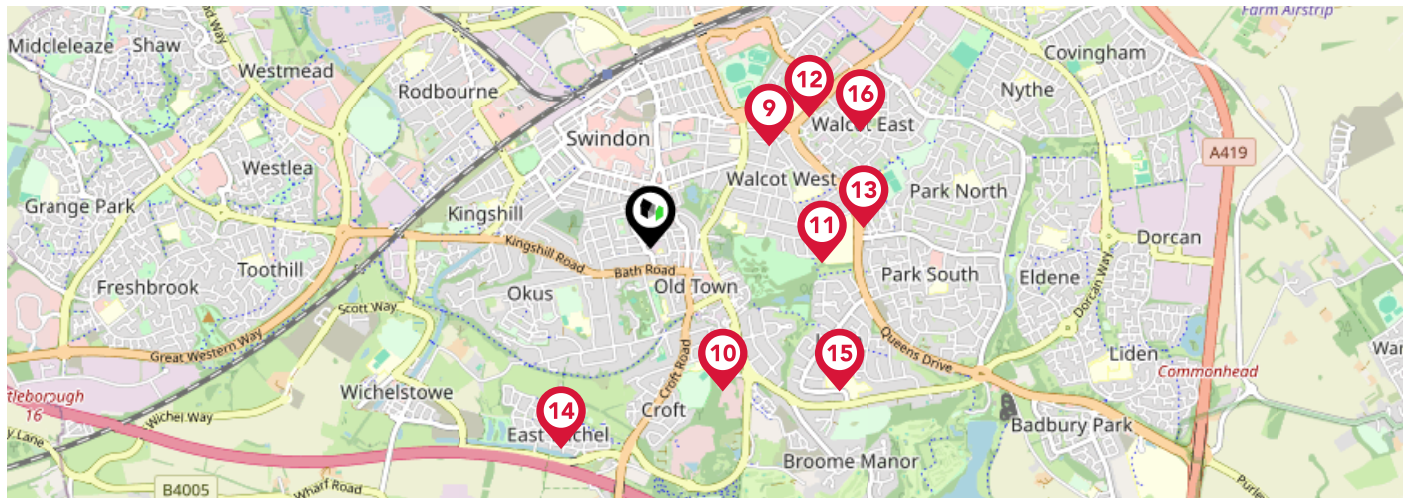
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	71 m ²



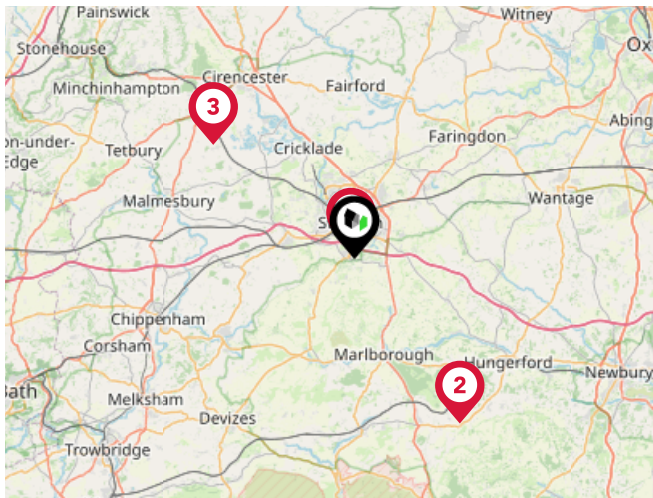
	Nursery	Primary	Secondary	College	Private
<p>1 King William Street Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Holy Rood Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 419 Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Lethbridge Primary School</p> <p>Ofsted Rating: Good Pupils: 484 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Drove Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 743 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Commonweal School</p> <p>Ofsted Rating: Good Pupils: 1386 Distance:0.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Lainesmead Primary School and Nursery</p> <p>Ofsted Rating: Good Pupils: 454 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 UTC Swindon</p> <p>Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Robert Le Kyng Primary School</p> <p>Ofsted Rating: Good Pupils: 417 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Holy Cross Catholic Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Croft Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 414 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Lawn Manor Academy</p> <p>Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Joseph's Catholic College</p> <p>Ofsted Rating: Good Pupils: 1306 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 New College Swindon</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 East Wichel Primary School & Nursery</p> <p>Ofsted Rating: Good Pupils: 411 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lawn Primary</p> <p>Ofsted Rating: Good Pupils: 487 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Mountford Manor Primary School</p> <p>Ofsted Rating: Good Pupils: 254 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

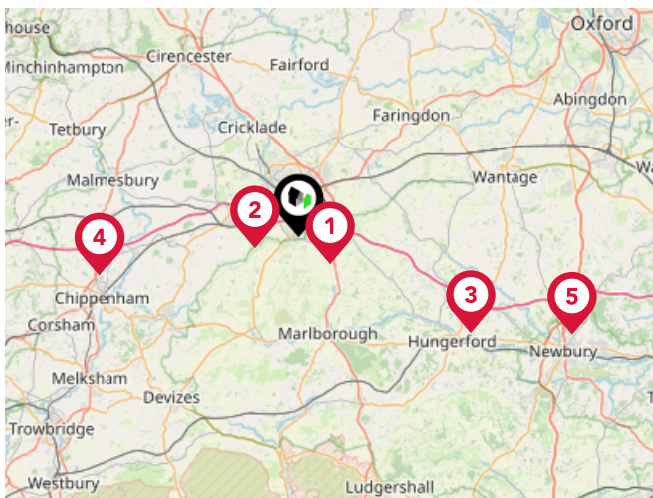
Area

Transport (National)



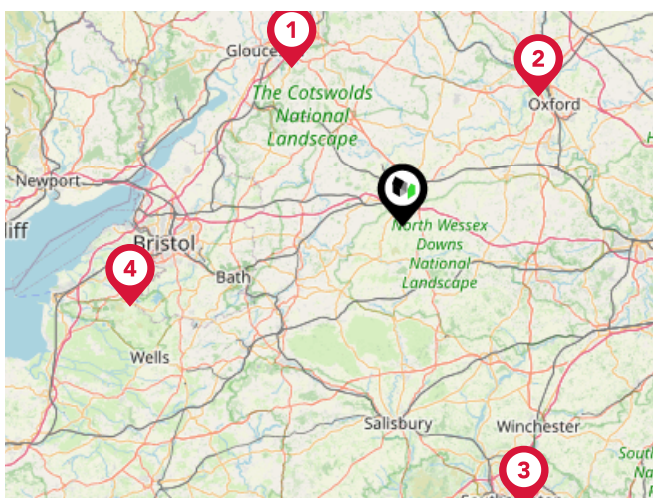
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.68 miles
2	Bedwyn Rail Station	14.52 miles
3	Kemble Rail Station	13.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.13 miles
2	M4 J16	3.2 miles
3	M4 J14	14.67 miles
4	M4 J17	14.91 miles
5	M4 J13	21.49 miles

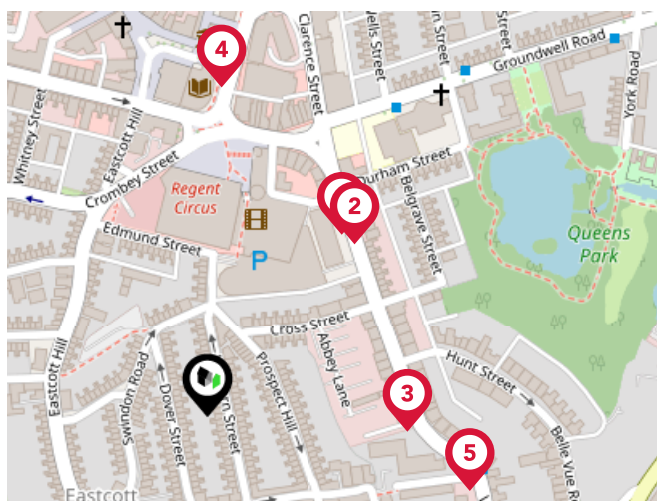


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.34 miles
2	London Oxford Airport	27.76 miles
3	Southampton Airport	45.7 miles
4	Bristol International Airport	41.74 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Durham Street	0.13 miles
2	Durham Street	0.13 miles
3	The Brow	0.12 miles
4	Regent Circus	0.19 miles
5	The Brow	0.16 miles



McFarlane Sales & Lettings Ltd

McFarlane Sales & Lettings are a forward-thinking Estate Agents with an enviable reputation. The highly experienced team have more than 50 years of local experience. This is invaluable in the current property market. The team is headed up by Tim Stanley having worked in Gloucestershire and Wiltshire for many years. Tim still enjoys the constant challenge and working with clients to enable their dreams and move home. Craig Norris is a senior member of this team and brings substantial local knowledge and experience to proceedings. Rest assured all valuations and viewings will be dealt with by an experienced team member. The additional benefit to McFarlane is our seasoned and dedicated in-house Sales Progressor Christina Hughes. Christina liaises with clients and buyers alike; this is a close and professional team that goes the extra mile. Don't just take our word for it check out the recent client reviews!

If you want a professional experienced estate agent that combines, modern techniques with trusted values and integrity, then call one of the team on 01793 751 044.

McFarlane Sales & Lettings Ltd

Data Quality

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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

