

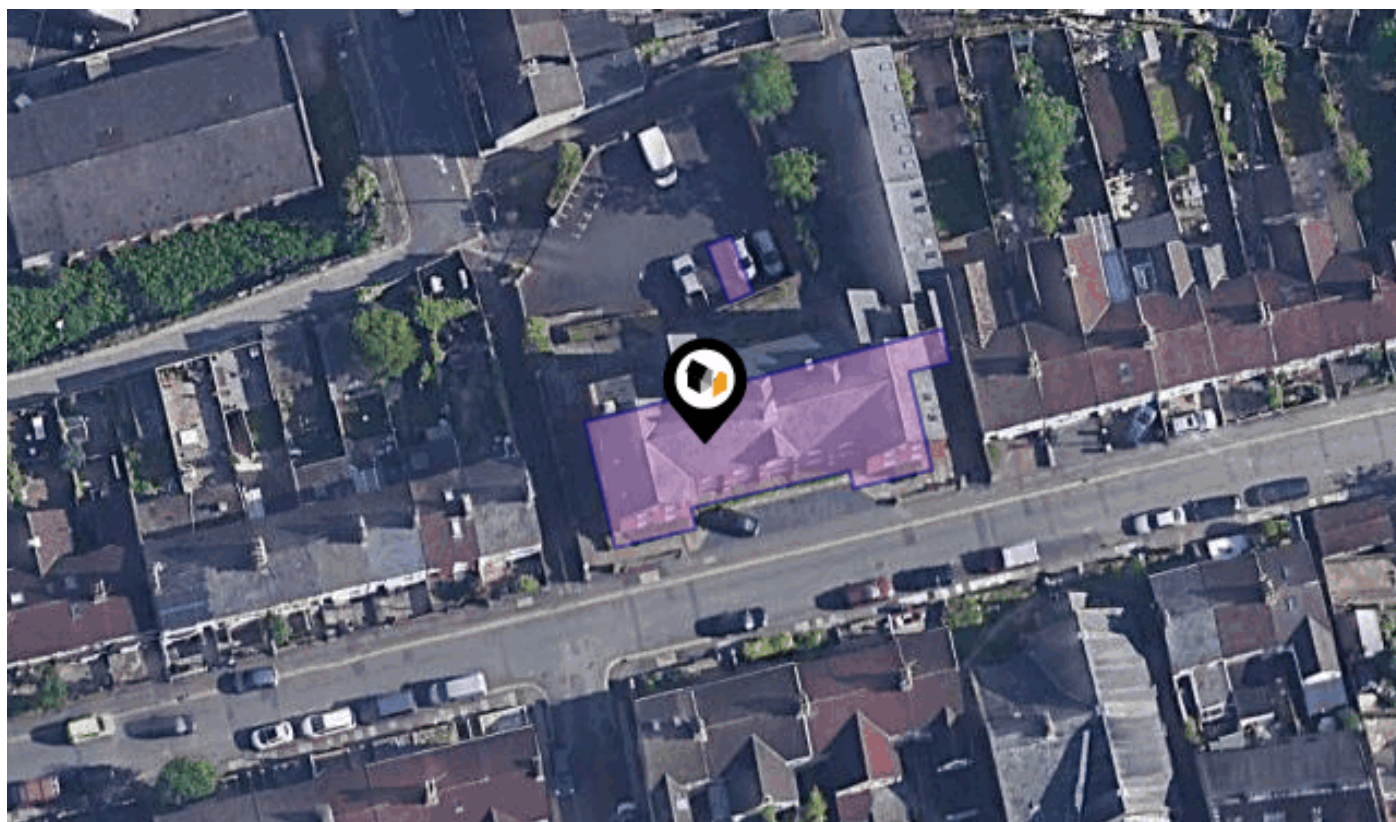


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 23rd January 2024



GILBERTS HILL SCHOOL HOUS, DIXON STREET, SWINDON, SN1

McFarlane Sales & Lettings Ltd

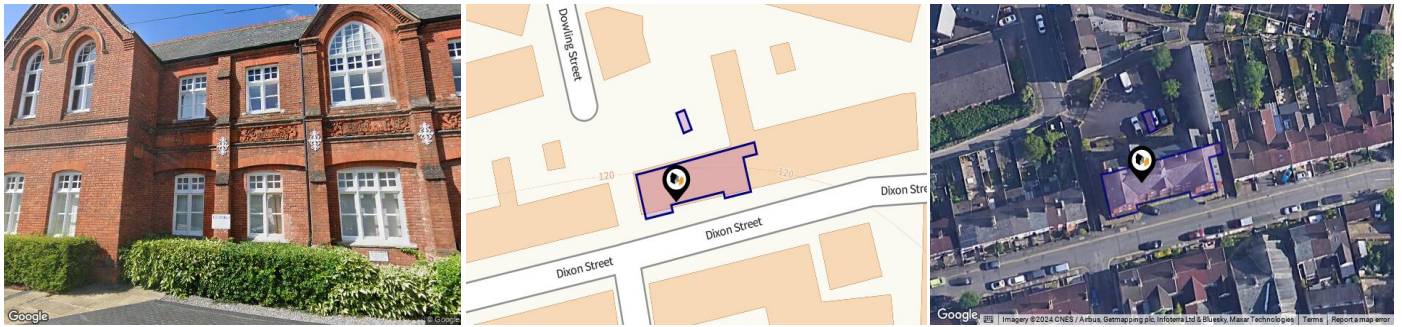
28-30 Wood Street Swindon SN1 4AB

01793 611841

shaun@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£256
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	505 ft ² / 47 m ²	Start Date:	30/10/2003
Plot Area:	0.07 acres	End Date:	24/06/2153
Year Built :	2003	Lease Term:	150 years from 24 June 2003
Council Tax :	Band B	Term Remaining:	129 years
Annual Estimate:	£1,541		
Title Number:	WT225442		
UPRN:	10010431685		

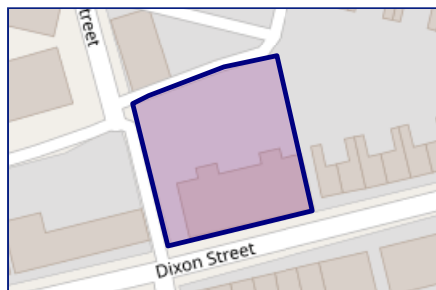
Local Area

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

Satellite/Fibre TV Availability:

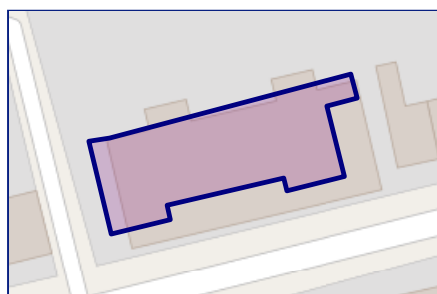


Freehold Title Plan



WT221592

Leasehold Title Plan



WT225442

Start Date: 30/10/2003
End Date: 24/06/2153
Lease Term: 150 years from 24 June 2003
Term Remaining: 129 years

Property EPC - Certificate

Dixon Street, SN1

Energy rating

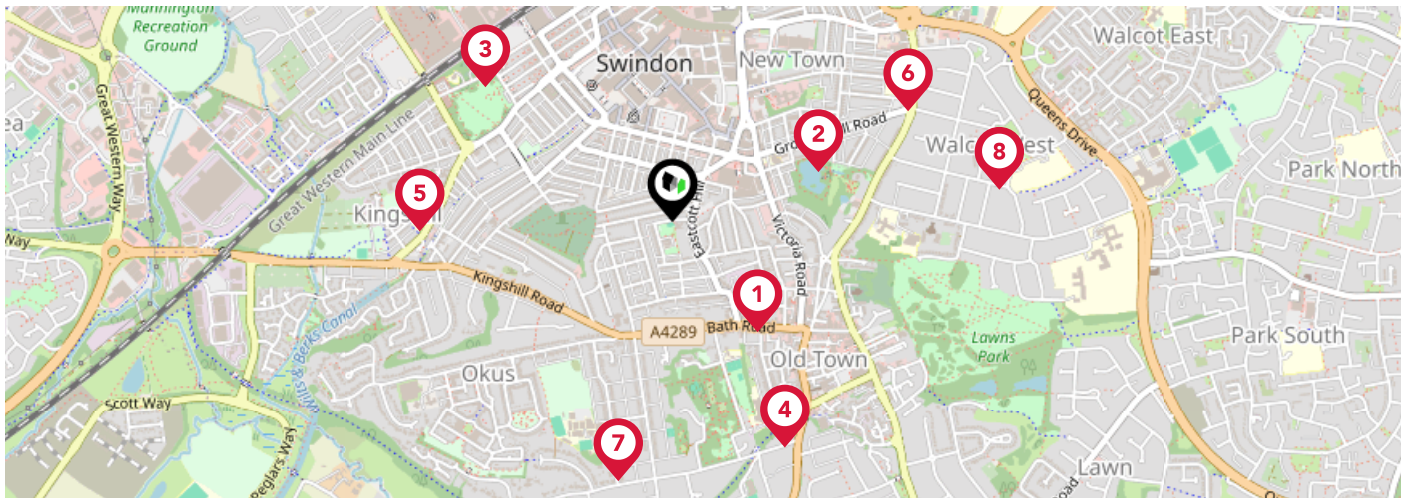
E

Valid until 10.05.2024

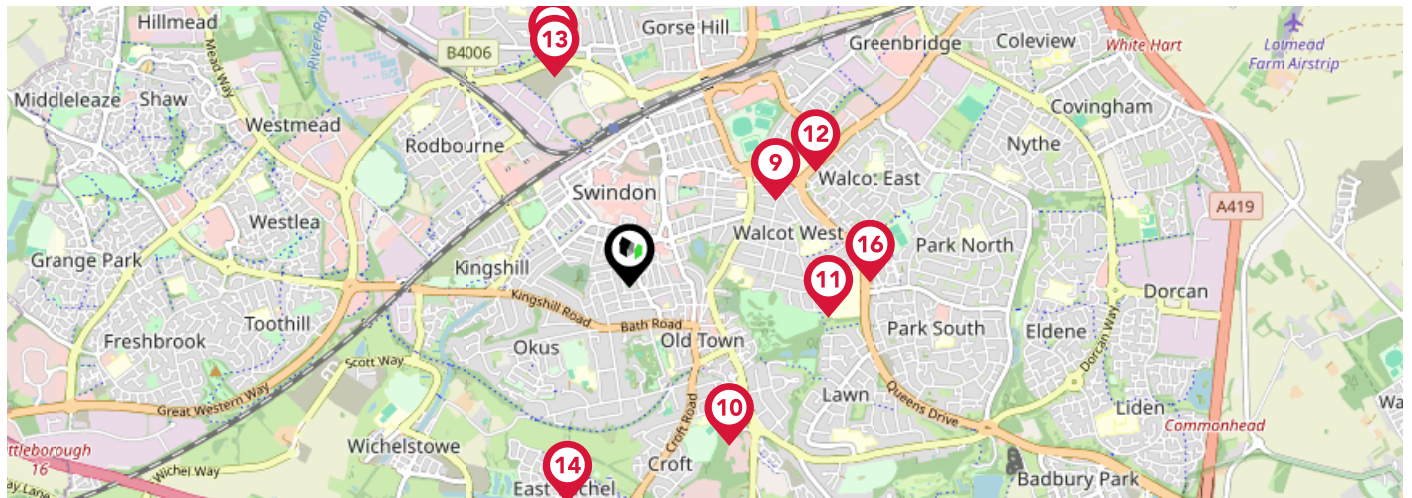
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
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, with internal insulation
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 8% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	47 m ²



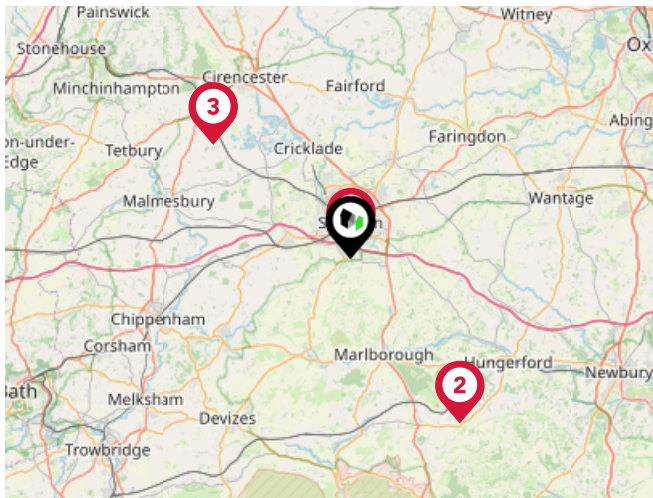
	Nursery	Primary	Secondary	College	Private
<p>1 King William Street Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Holy Rood Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 419 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 UTC Swindon</p> <p>Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Lethbridge Primary School</p> <p>Ofsted Rating: Good Pupils: 484 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Robert Le Kyng Primary School</p> <p>Ofsted Rating: Good Pupils: 417 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Drove Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 743 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Commonweal School</p> <p>Ofsted Rating: Good Pupils: 1386 Distance:0.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lainesmead Primary School and Nursery</p> <p>Ofsted Rating: Good Pupils: 454 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 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"/>
 New College Swindon Ofsted Rating: Good Pupils:0 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

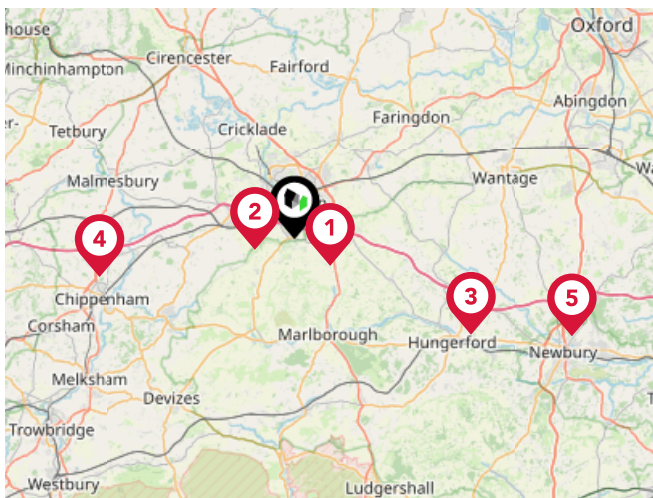
Area

Transport (National)



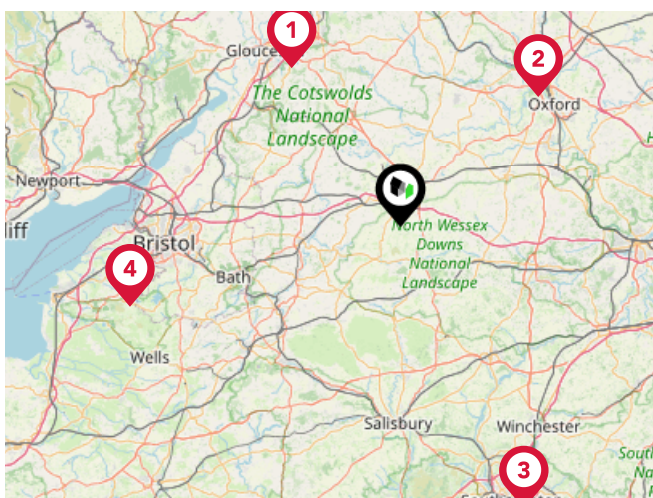
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.58 miles
2	Bedwyn Rail Station	14.65 miles
3	Kemble Rail Station	13.18 miles



Trunk Roads/Motorways

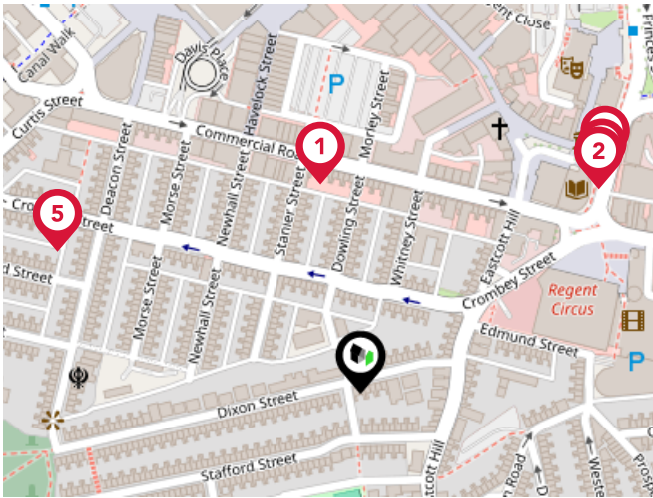
Pin	Name	Distance
1	M4 J15	3.28 miles
2	M4 J16	3.09 miles
3	M4 J14	14.82 miles
4	M4 J17	14.8 miles
5	M4 J13	21.63 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.21 miles
2	London Oxford Airport	27.8 miles
3	Southampton Airport	45.82 miles
4	Bristol International Airport	41.63 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Commercial Road	0.12 miles
2	Regent Circus	0.18 miles
3	Regent Circus	0.19 miles
4	Regent Circus	0.19 miles
5	Crombey Street	0.19 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

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Valuation Office Agency



Royal Mail