

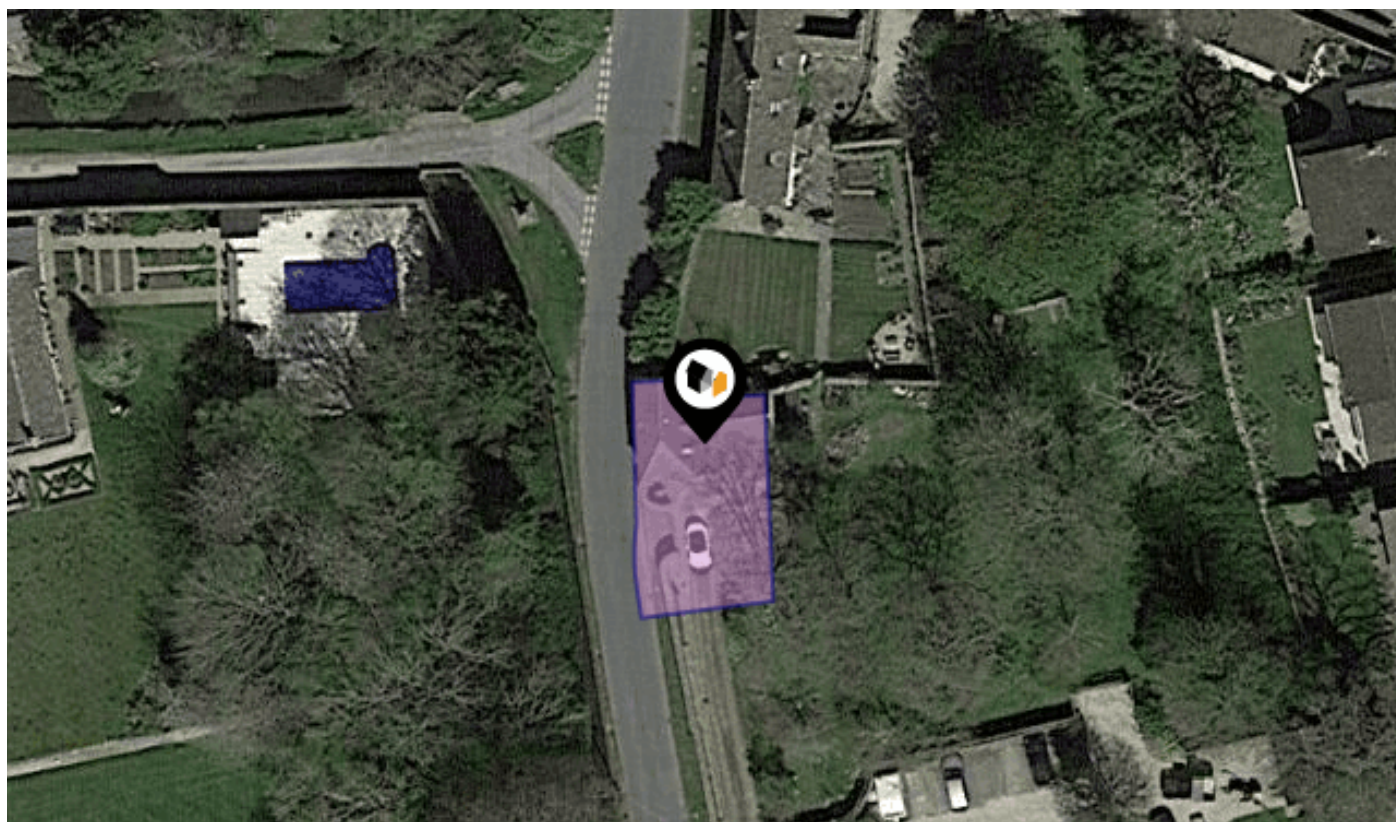


See More Online

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

An Insight Into This Property & the Local Market

Friday 26<sup>th</sup> January 2024



**HIGH ROAD, ASHTON KEYNES, SWINDON, SN6**

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

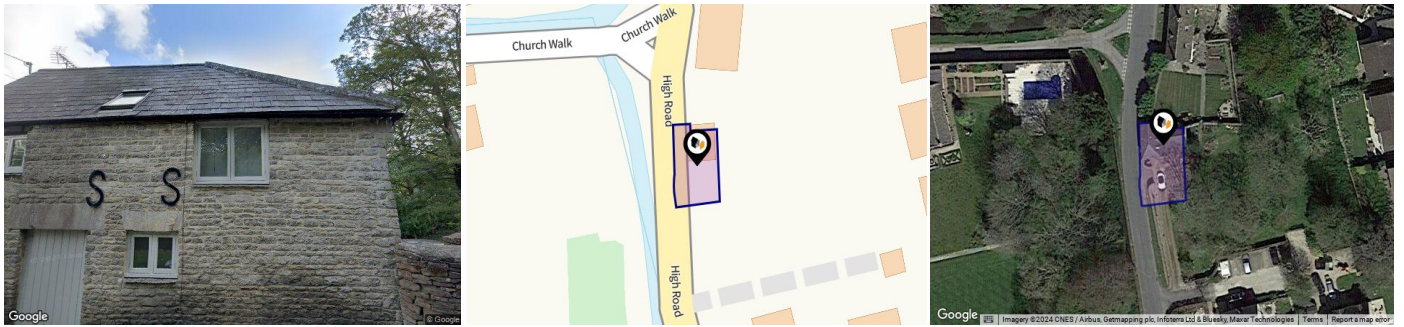
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,100		
<b>Title Number:</b>	WT309361		
<b>UPRN:</b>	10070775281		

## Local Area

<b>Local Authority:</b>	Wiltshire
<b>Conservation Area:</b>	Ashton Keynes, Wiltshire
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	High

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

<b>13</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

High Road, Ashton Keynes, SN6

Energy rating

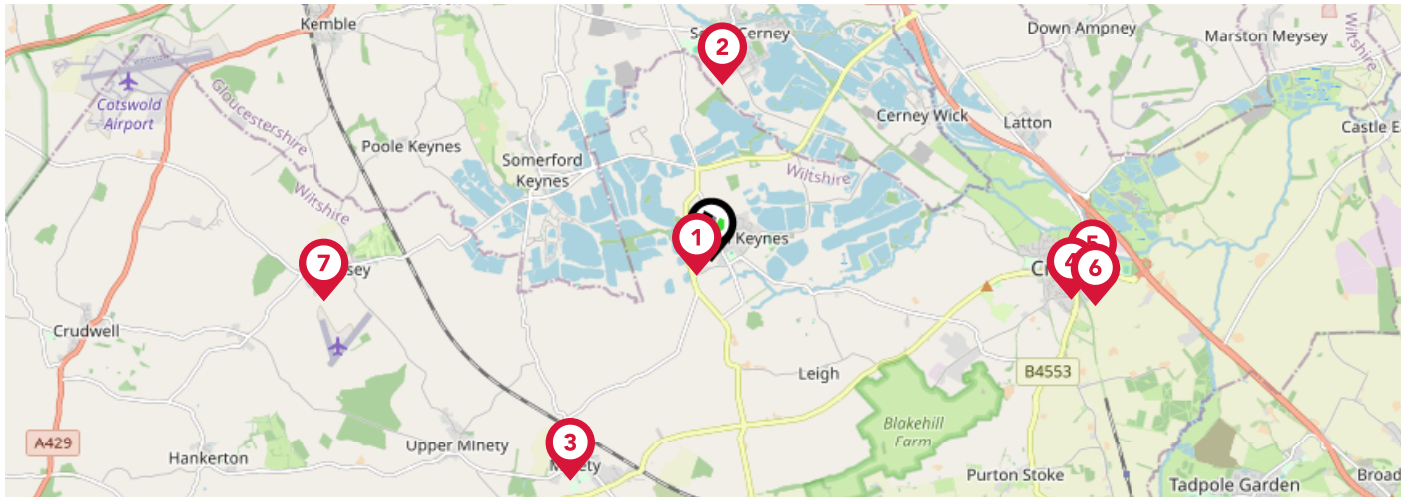
**D**

Valid until 26.11.2024

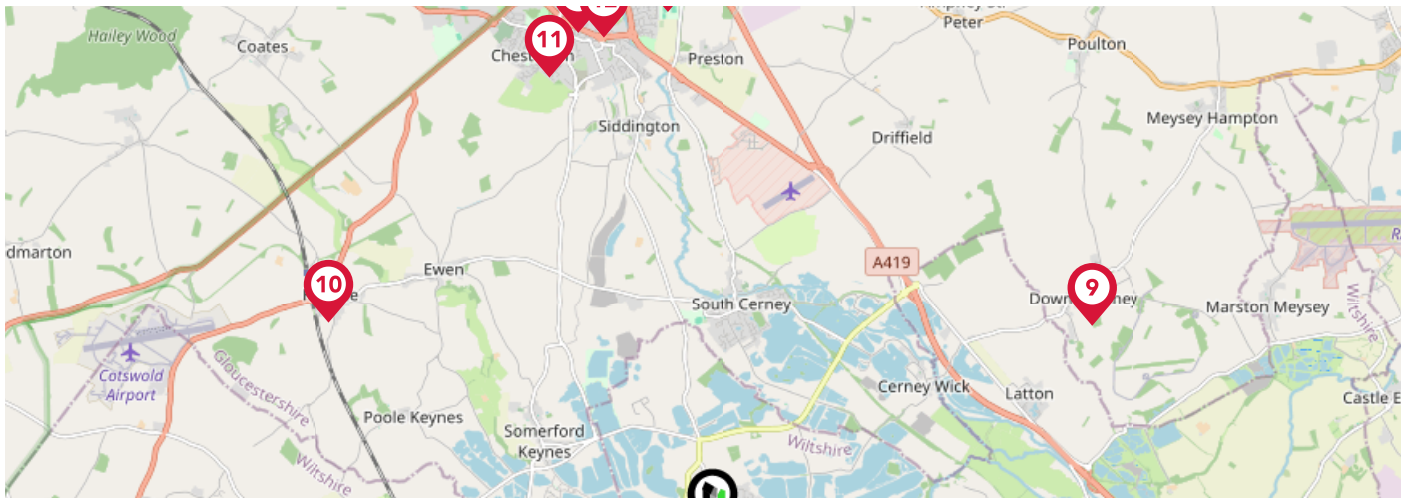
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	55   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 95% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>



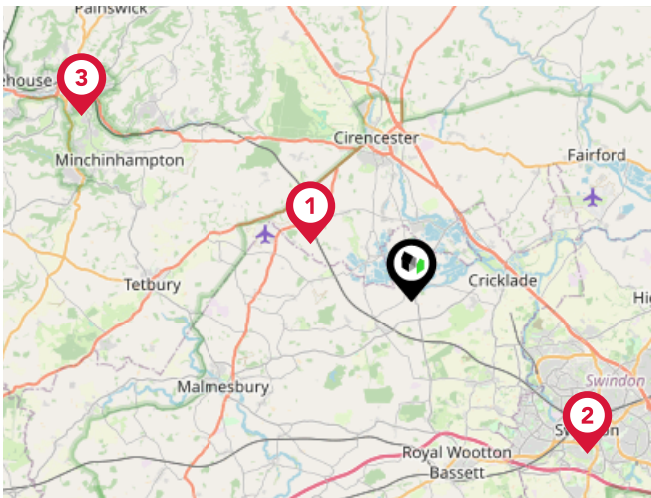
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Ashton Keynes Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 218   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Ann Edwards Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 267   Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Minety Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 148   Distance:2.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> St Sampson's Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 299   Distance:3.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Meadowpark School</p> <p>Ofsted Rating: Good   Pupils: 70   Distance:3.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Cricklade Manor Prep</p> <p>Ofsted Rating: Not Rated   Pupils: 173   Distance:3.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Oaksey CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 90   Distance:3.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Siddington Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 86   Distance:3.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Down Ampney Church of England Primary School</b> Ofsted Rating: Good   Pupils: 43   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kemble Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Primary School</b> Ofsted Rating: Inadequate   Pupils: 234   Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cirencester Primary School</b> Ofsted Rating: Good   Pupils: 374   Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Paternoster School</b> Ofsted Rating: Inadequate   Pupils: 49   Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Watermoor Church of England Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cirencester Kingshill School</b> Ofsted Rating: Good   Pupils: 877   Distance:4.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bradon Forest School</b> Ofsted Rating: Good   Pupils: 1018   Distance:4.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

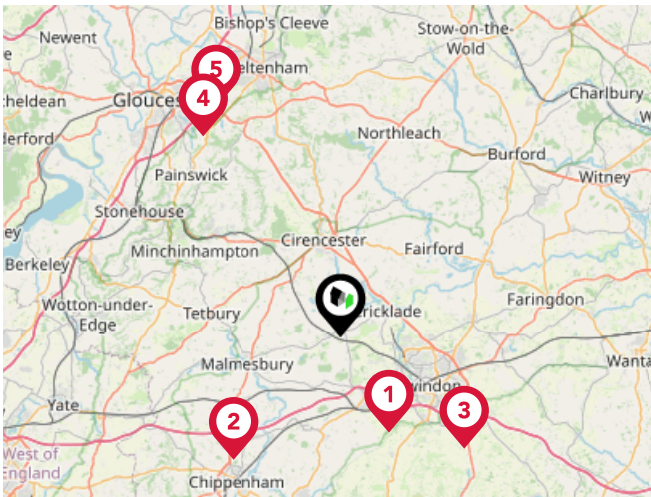
# Area

## Transport (National)



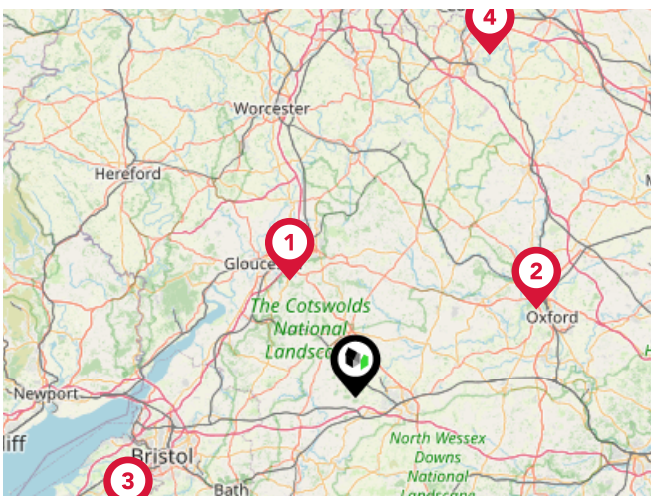
### National Rail Stations

Pin	Name	Distance
1	Kemble Rail Station	4.29 miles
2	Swindon Rail Station	8.55 miles
3	Stroud (Glos) Rail Station	13.92 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	7.85 miles
2	M4 J17	12.09 miles
3	M4 J15	12.25 miles
4	M5 J11A	17.84 miles
5	M5 J11	19.2 miles



### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	19.51 miles
2	London Oxford Airport	29.66 miles
3	Bristol International Airport	37.89 miles
4	Coventry Airport	53.62 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Memorial	0.02 miles
2	Memorial	0.03 miles
3	Village Hall Garage	0.13 miles
4	Village Hall Garage	0.14 miles
5	C of E Primary School	0.14 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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

## McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

