

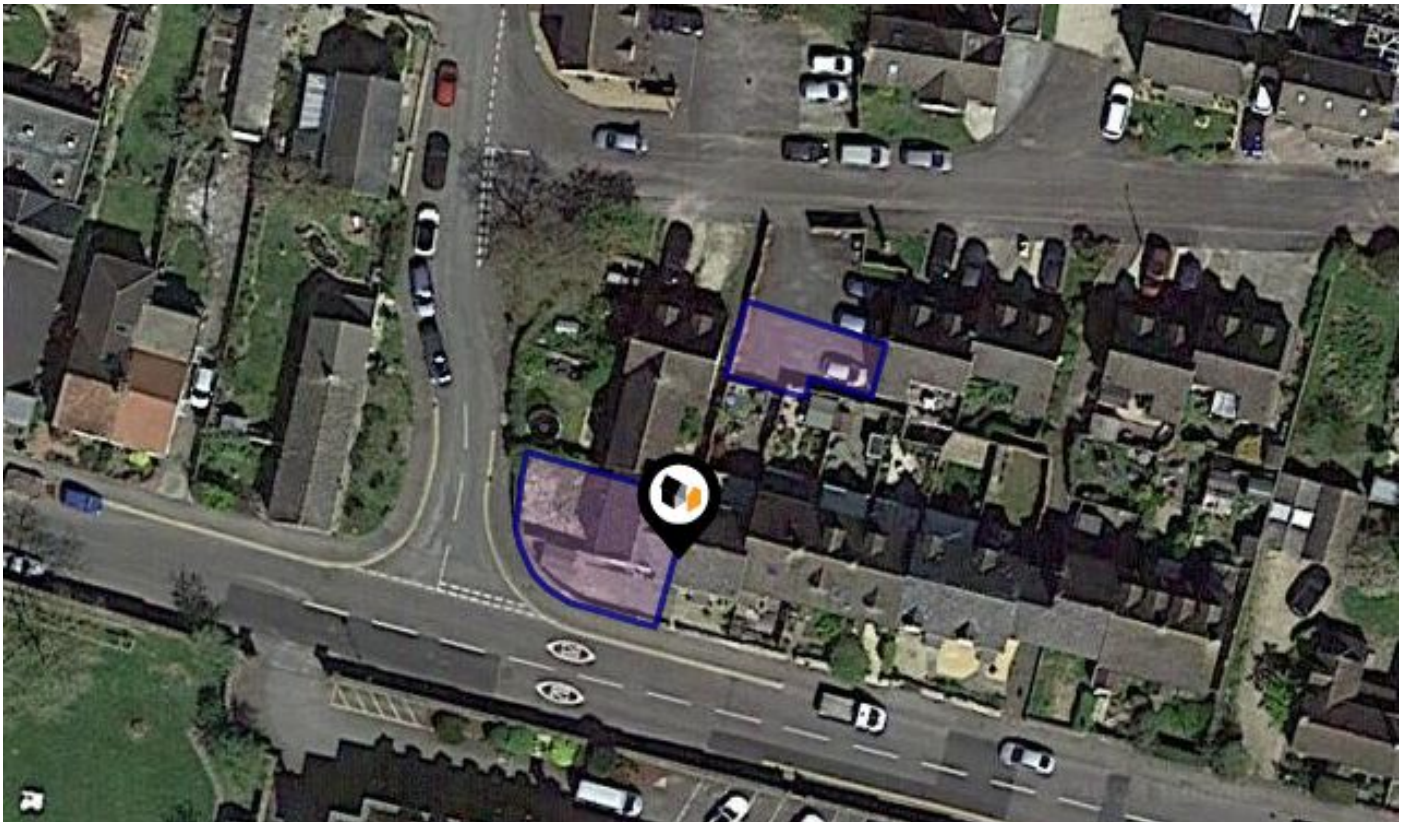


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 26th January 2024



MANOR ORCHARD, CRICKLADE, SWINDON, SN6

McFarlane Sales & Lettings Ltd

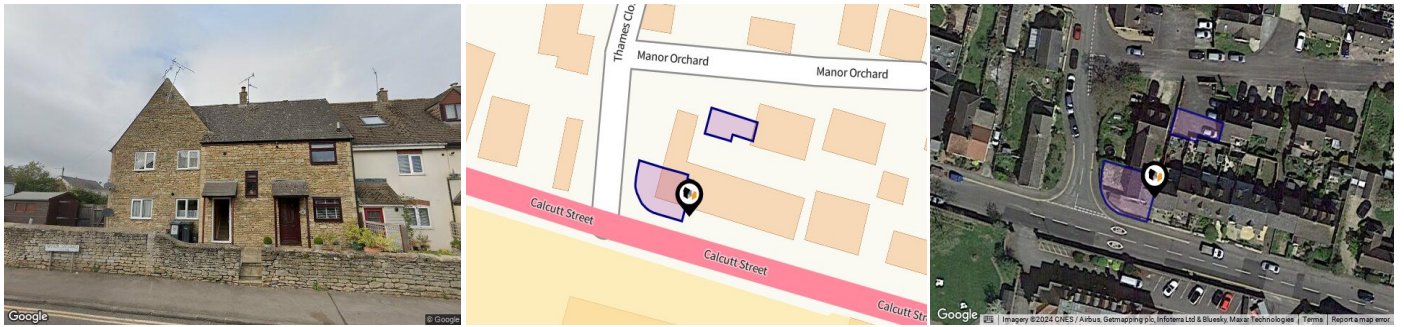
28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£82
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	484 ft ² / 45 m ²	Start Date:	26/10/1978
Plot Area:	0.06 acres	End Date:	27/10/2478
Year Built :	1976-1982	Lease Term:	500 years from 27 October 1978
Council Tax :	Band A	Term Remaining:	455 years
Annual Estimate:	£1,400		
Title Number:	WT119690		
UPRN:	100121026696		

Local Area

Local Authority:	Wiltshire
Conservation Area:	Cricklade, Wiltshire
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Cricklade, SWINDON, SN6

Energy rating

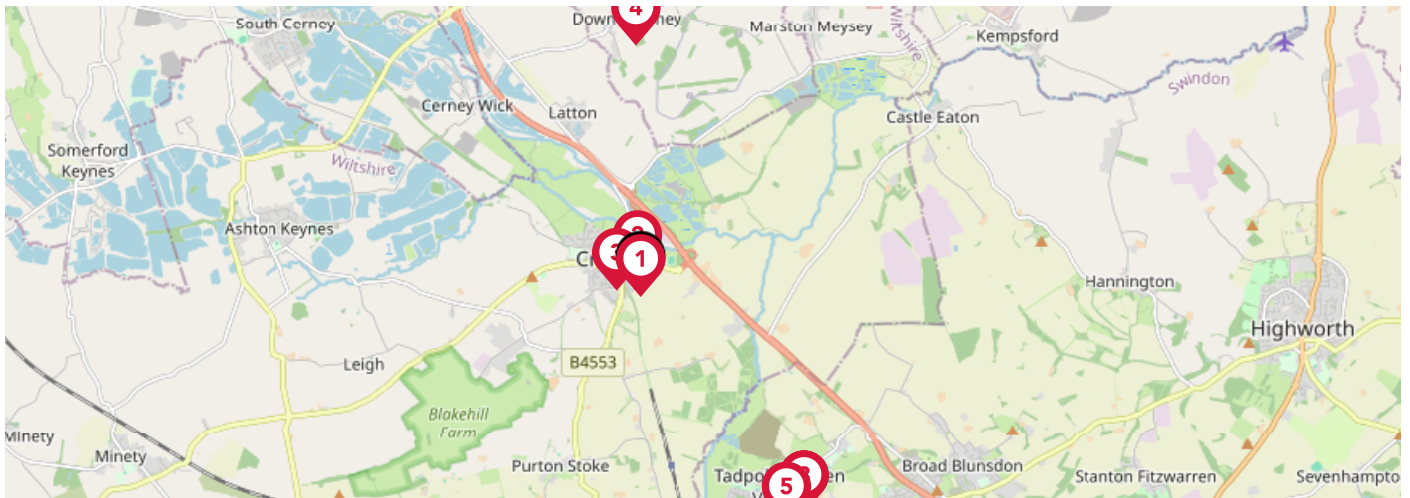
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Valid until 25.01.2034

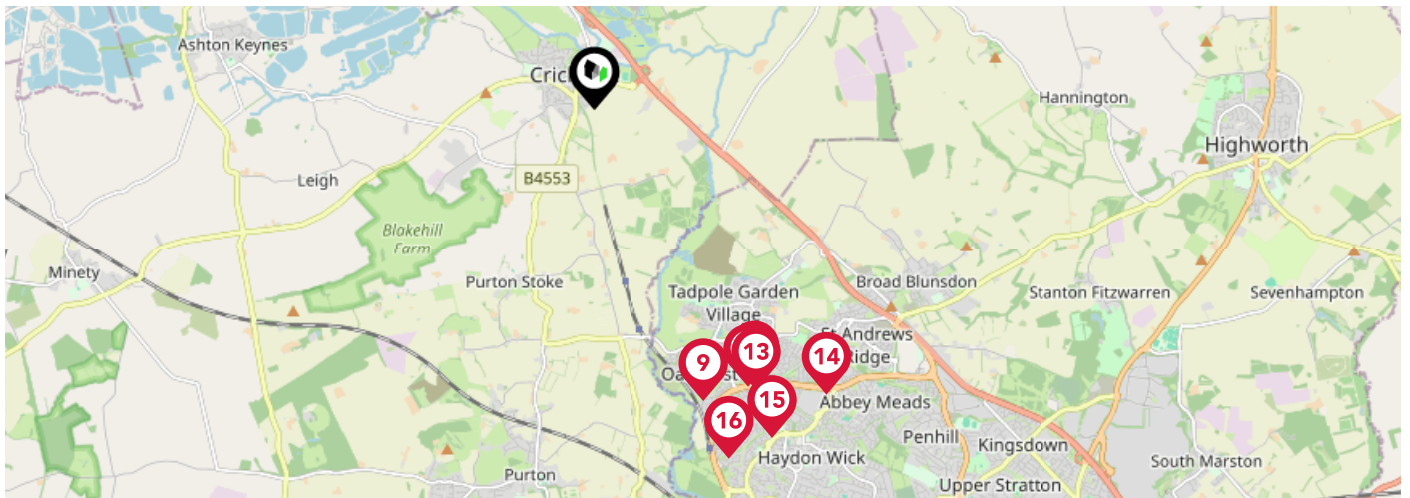
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Top-floor maisonette
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	45 m ²

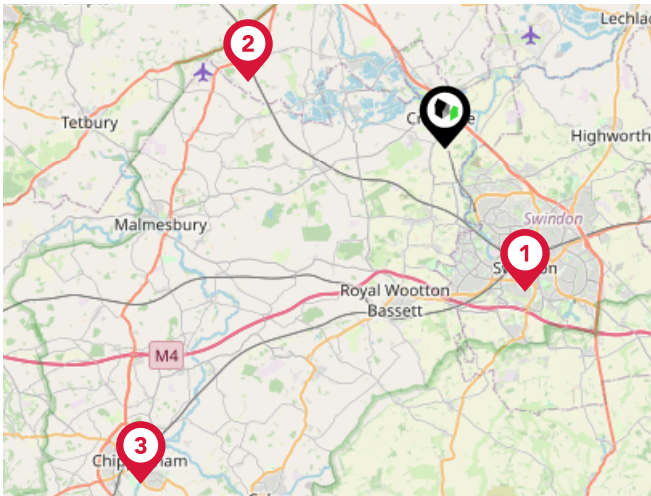


		Nursery	Primary	Secondary	College	Private
1	Cricklade Manor Prep Ofsted Rating: Not Rated Pupils: 173 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadowpark School Ofsted Rating: Good Pupils: 70 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Sampson's Church of England Primary School Ofsted Rating: Good Pupils: 299 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Down Ampney Church of England Primary School Ofsted Rating: Good Pupils: 43 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Morris Primary School Ofsted Rating: Not Rated Pupils: 39 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Churchward School Ofsted Rating: Not Rated Pupils: 41 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Western Academy Ofsted Rating: Not Rated Pupils: 369 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



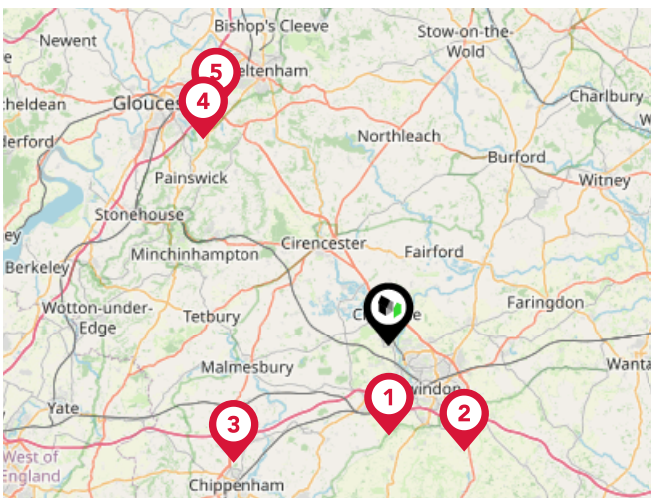
		Nursery	Primary	Secondary	College	Private
	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridlewood Primary School Ofsted Rating: Good Pupils: 241 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



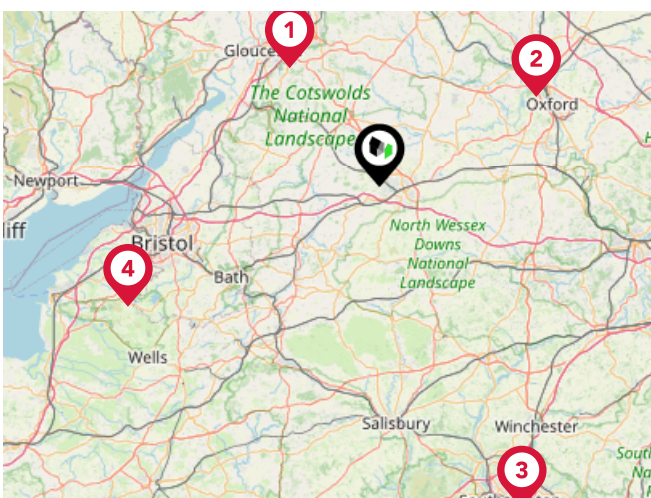
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	5.98 miles
2	Kemble Rail Station	7.68 miles
3	Chippenham Rail Station	16.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	6.62 miles
2	M4 J15	9.61 miles
3	M4 J17	14.43 miles
4	M5 J11A	20.33 miles
5	M5 J11	21.43 miles

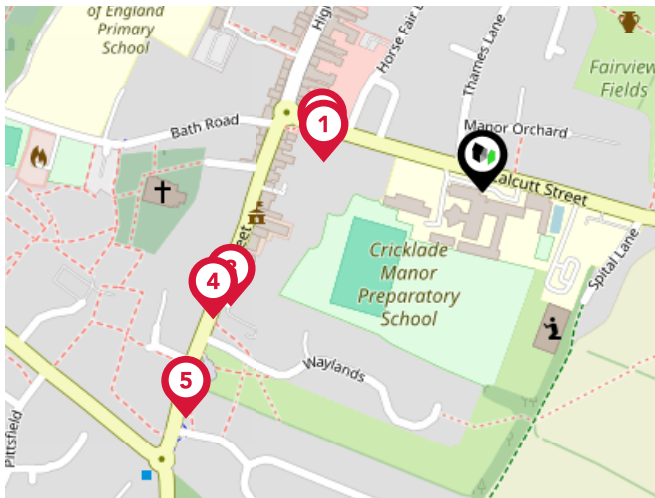


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	21.76 miles
2	London Oxford Airport	26.72 miles
3	Southampton Airport	52.32 miles
4	Bristol International Airport	40.88 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.09 miles
2	High Street	0.1 miles
3	Town Hall	0.16 miles
4	Town Hall	0.17 miles
5	Pauls Croft	0.21 miles

McFarlane Sales & Lettings Ltd

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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:



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SALES & LETTINGS

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Valuation Office Agency

