

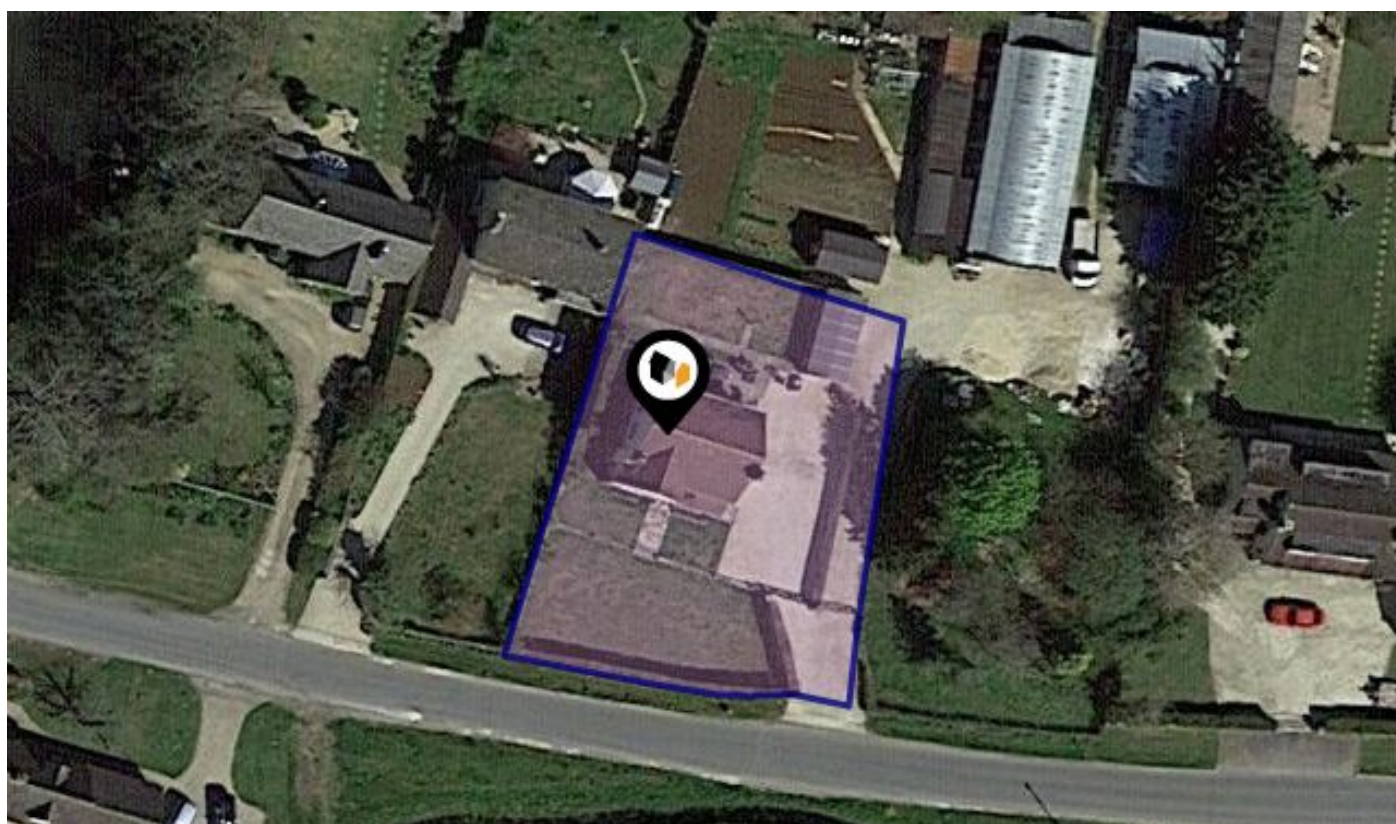


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 29th January 2024



WEST END, FOXHAM, CHIPPENHAM, SN15

McFarlane Sales & Lettings Ltd

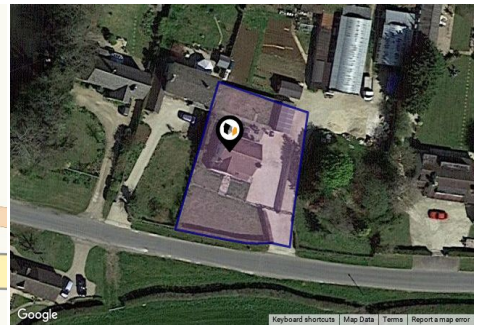
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,517 ft ² / 141 m ²		
Plot Area:	0.23 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,034		
Title Number:	WT248917		
UPRN:	10070783457		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	66 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

West End, Foxham, SN15

Energy rating

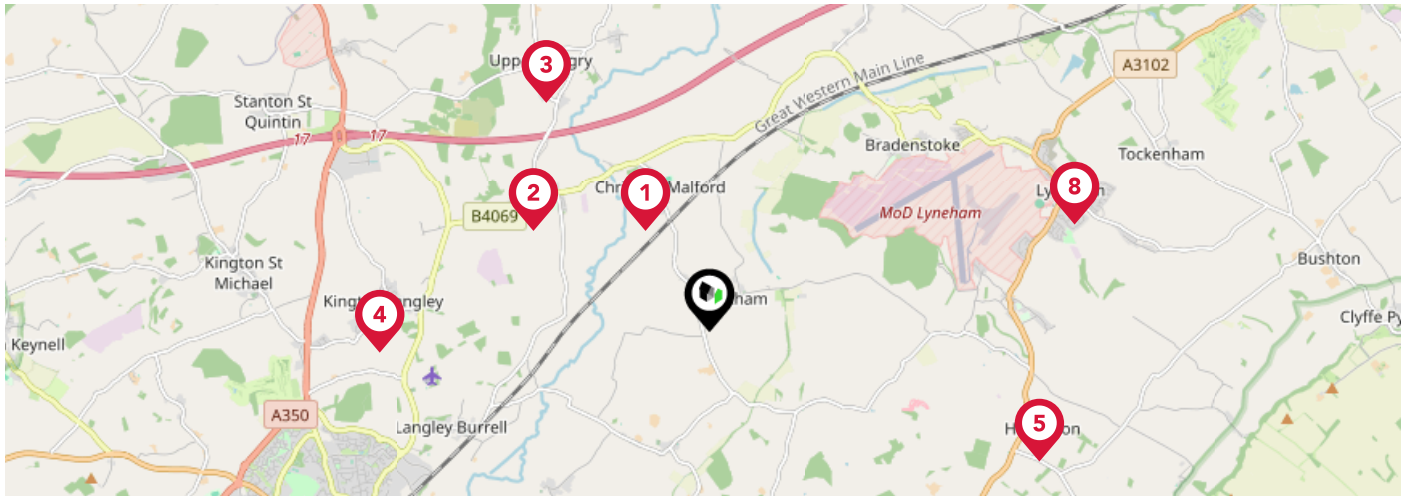
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Valid until 23.05.2024

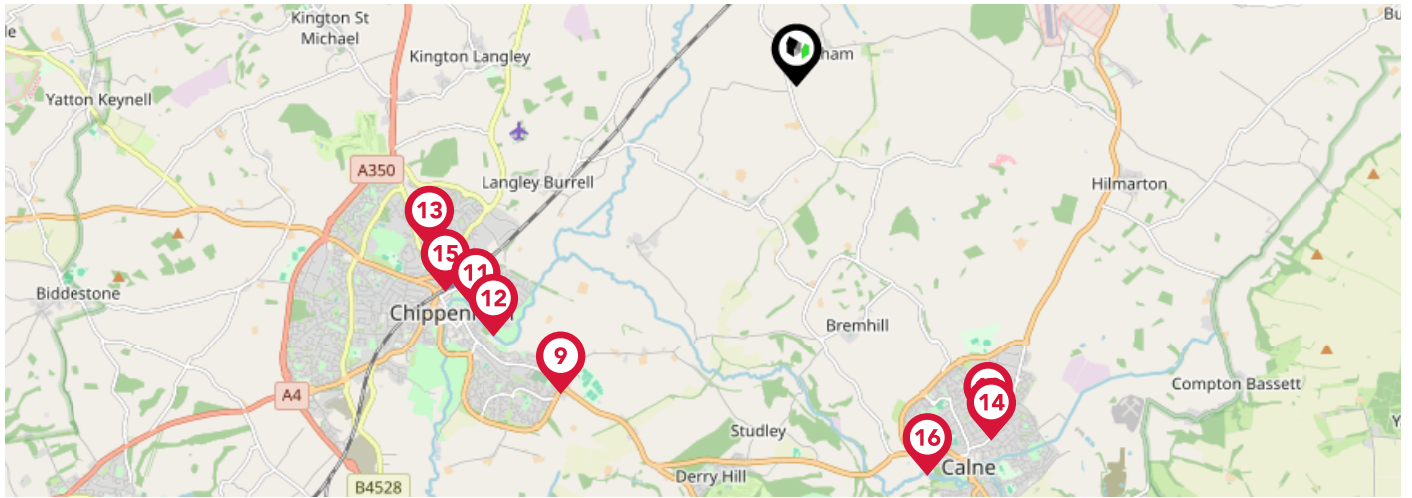
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
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, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 24% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	141 m ²



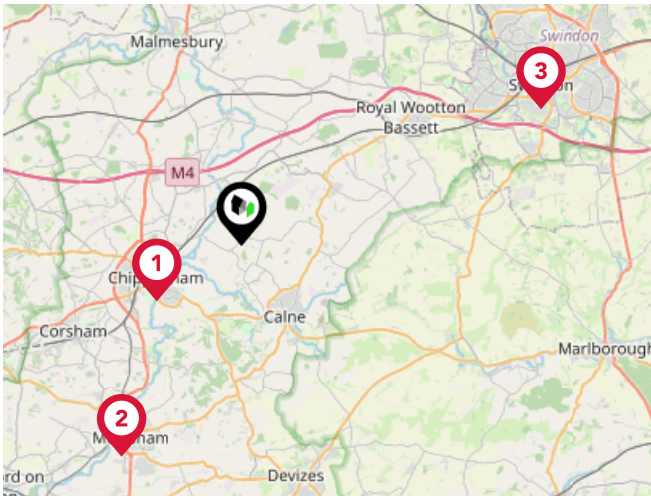
	Nursery	Primary	Secondary	College	Private
<p>1 Christian Malford CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 115 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sutton Benger Church of England Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 166 Distance:1.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Seagry Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 79 Distance:2.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Langley Fitzurse Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 100 Distance:3.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hilmarton Primary School</p> <p>Ofsted Rating: Good Pupils: 107 Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Fynamore Primary School</p> <p>Ofsted Rating: Good Pupils: 408 Distance:3.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Somerfords' Walter Powell CofE Academy</p> <p>Ofsted Rating: Requires Improvement Pupils: 63 Distance:3.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lyneham Primary School</p> <p>Ofsted Rating: Good Pupils: 357 Distance:3.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Abbeyfield School Ofsted Rating: Good Pupils: 959 Distance:3.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Saint Edmund's Roman Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 191 Distance:3.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wiltshire College Ofsted Rating: Good Pupils:0 Distance:3.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:3.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Paul's Primary School Ofsted Rating: Good Pupils: 175 Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Marden Vale CofE Academy Ofsted Rating: Requires Improvement Pupils: 226 Distance:3.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:3.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Springfields Academy Ofsted Rating: Good Pupils: 195 Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

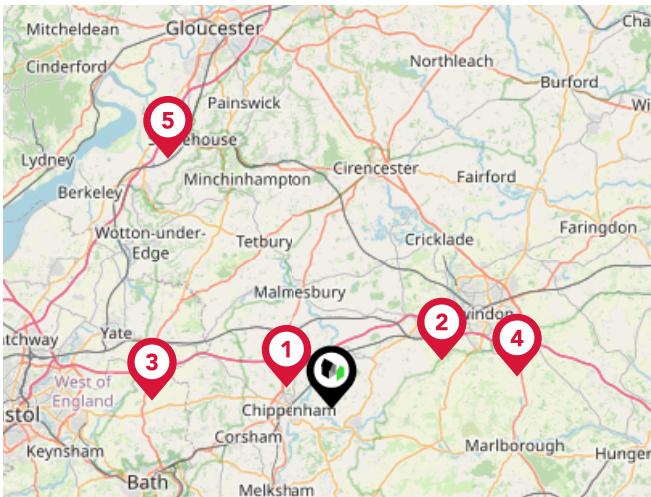
Area

Transport (National)



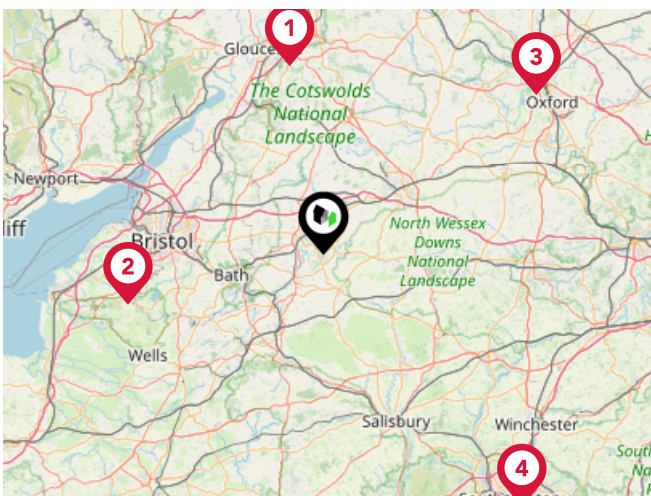
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	3.79 miles
2	Melksham Rail Station	8.98 miles
3	Swindon Rail Station	12.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	3.74 miles
2	M4 J16	8.89 miles
3	M4 J18	13.3 miles
4	M4 J15	13.84 miles
5	M5 J13	22.02 miles

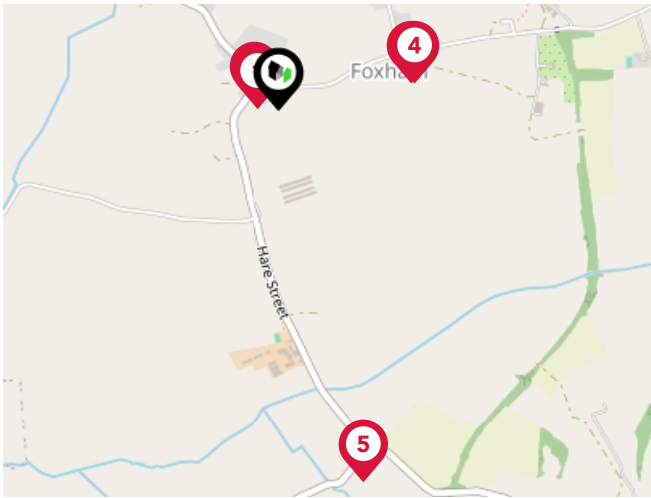


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.11 miles
2	Bristol International Airport	29.75 miles
3	London Oxford Airport	39.16 miles
4	Southampton Airport	47.77 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West End	0.05 miles
2	West End	0.06 miles
3	John the Baptists Church	0.32 miles
4	John the Baptists Church	0.32 miles
5	Hare Street	0.88 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:



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SALES & LETTINGS

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Valuation Office Agency

