

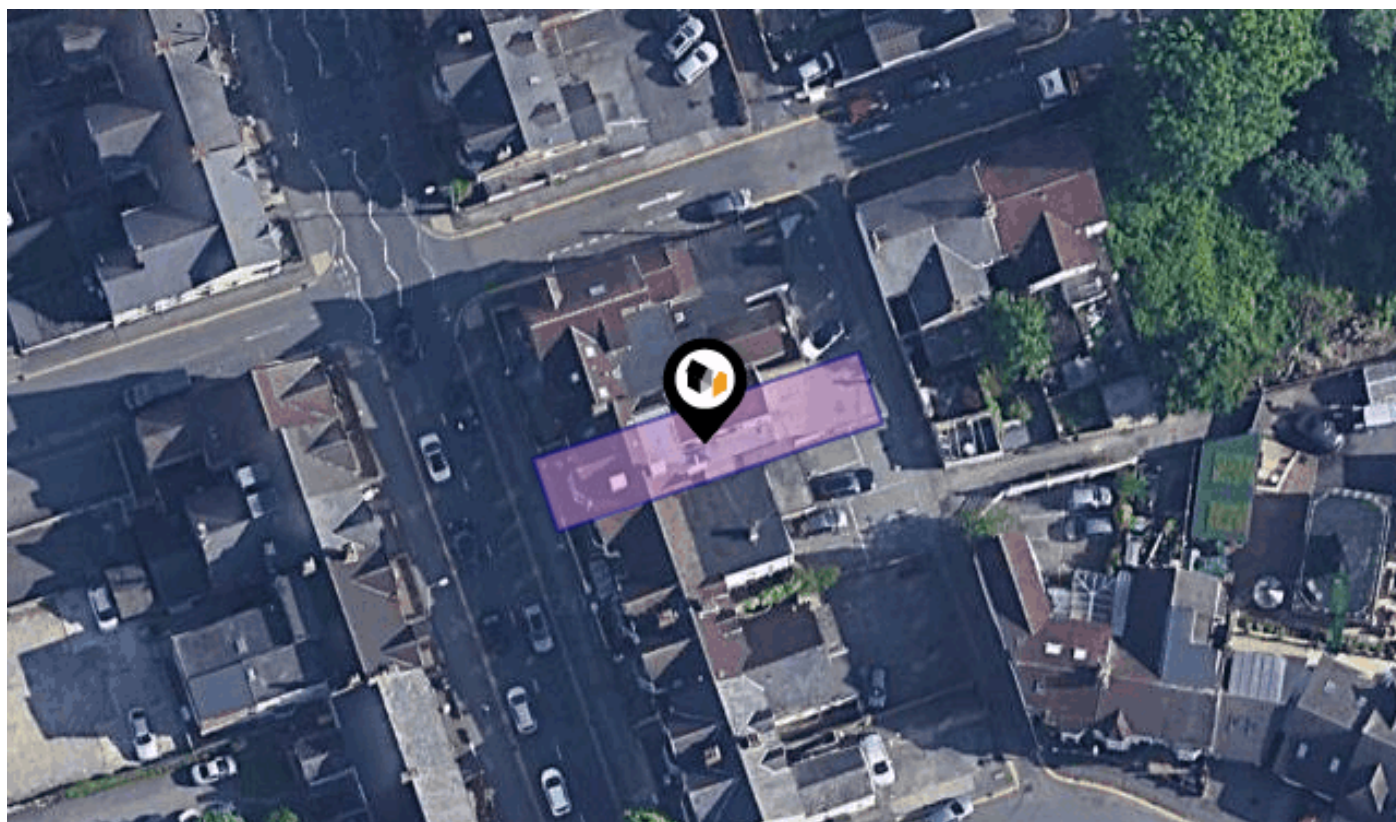


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 01st February 2024



VICTORIA ROAD, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	HMO Not Further Divided	Last Sold £/ft²:	£122
Floor Area:	2,238 ft ² / 208 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,422		
Title Number:	WT118754		
UPRN:	10004839834		

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

Energy rating

C

Valid until 18.09.2033

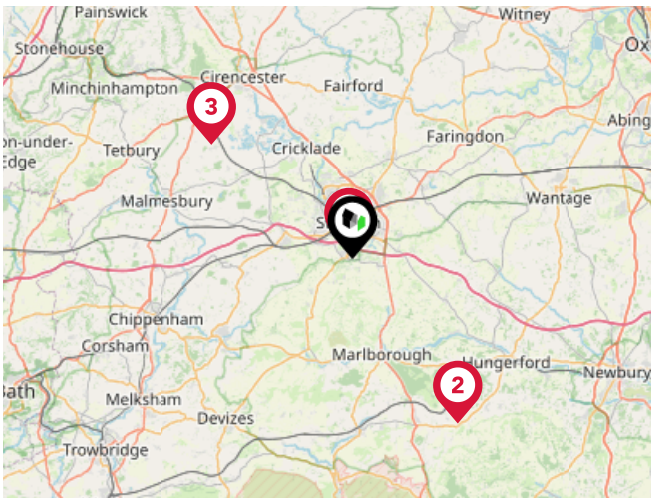
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 200 mm loft insulation
Roof Energy:	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 all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	208 m ²

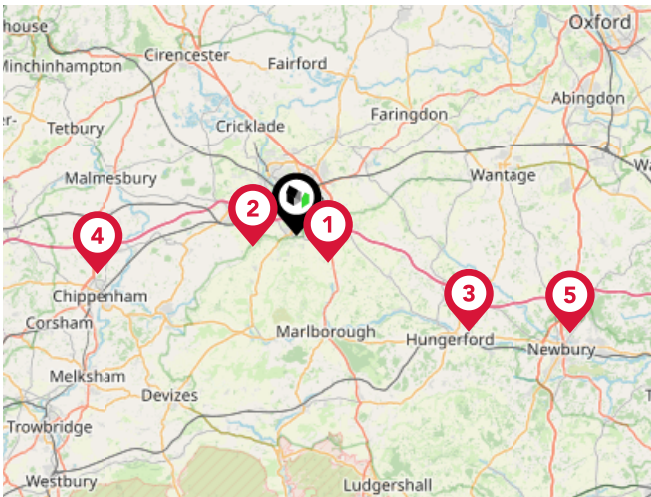
Area

Transport (National)



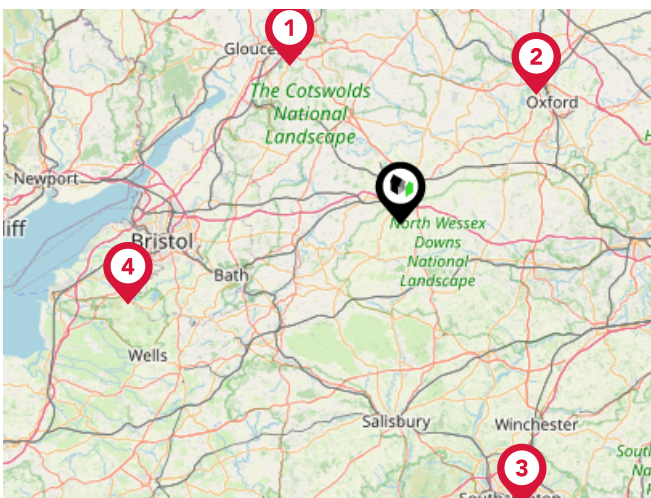
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.68 miles
2	Bedwyn Rail Station	14.49 miles
3	Kemble Rail Station	13.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.07 miles
2	M4 J16	3.32 miles
3	M4 J14	14.59 miles
4	M4 J17	15.03 miles
5	M4 J13	21.4 miles

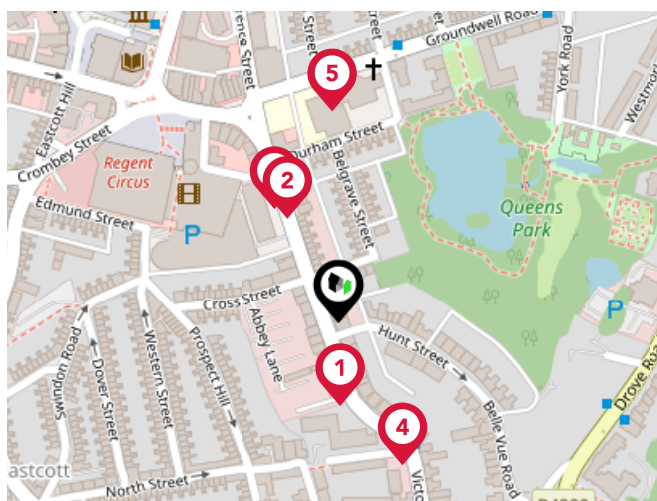


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.37 miles
2	London Oxford Airport	27.65 miles
3	Southampton Airport	45.69 miles
4	Bristol International Airport	41.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Brow	0.05 miles
2	Durham Street	0.07 miles
3	Durham Street	0.08 miles
4	The Brow	0.09 miles
5	Holy Rood Church	0.12 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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Valuation Office Agency

