

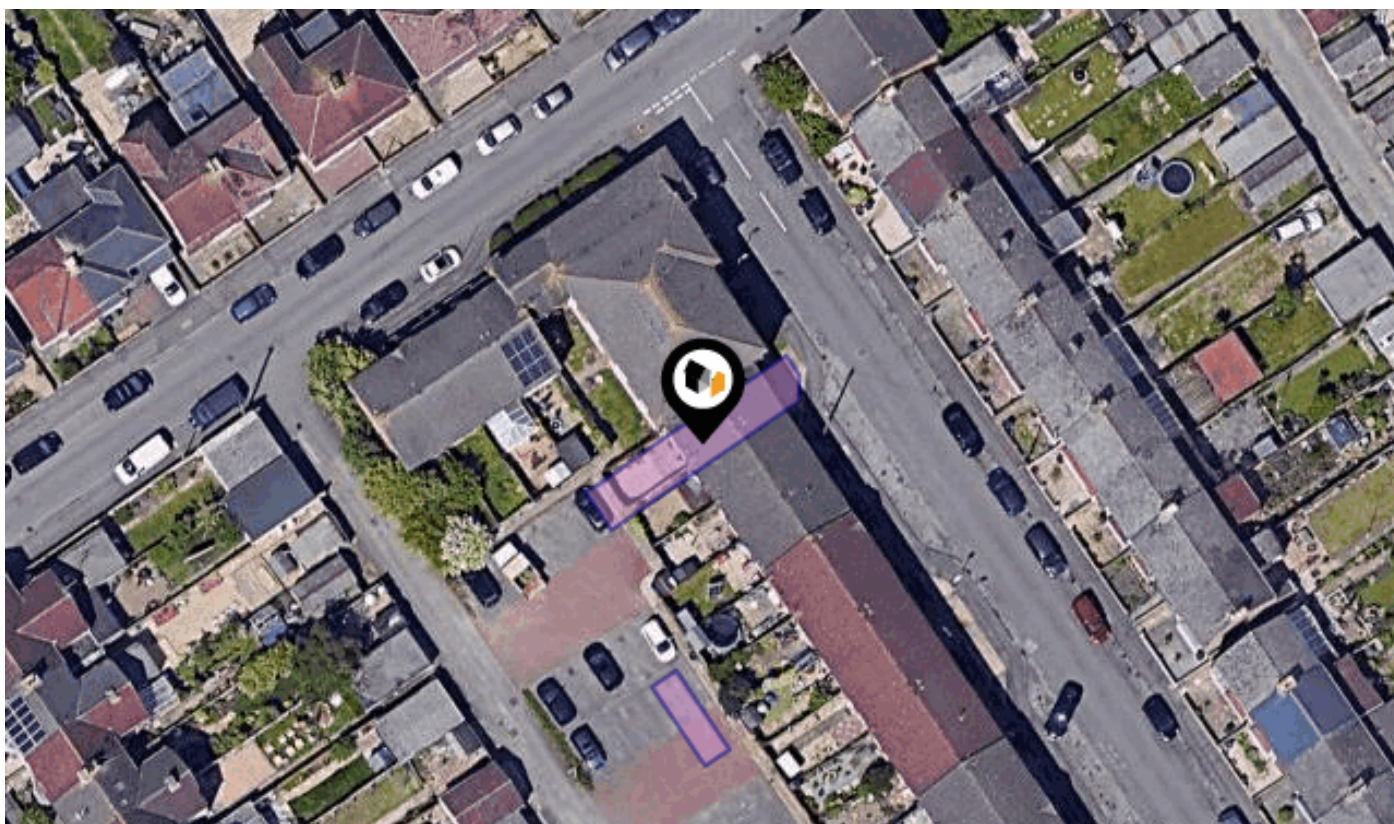


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 05th February 2024



ROSE STREET, SWINDON, SN2

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Terraced	Last Sold £/ft²:	£181
Bedrooms:	2	Tenure:	Freehold
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.02 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT78547		
UPRN:	100121153313		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN2

Energy rating

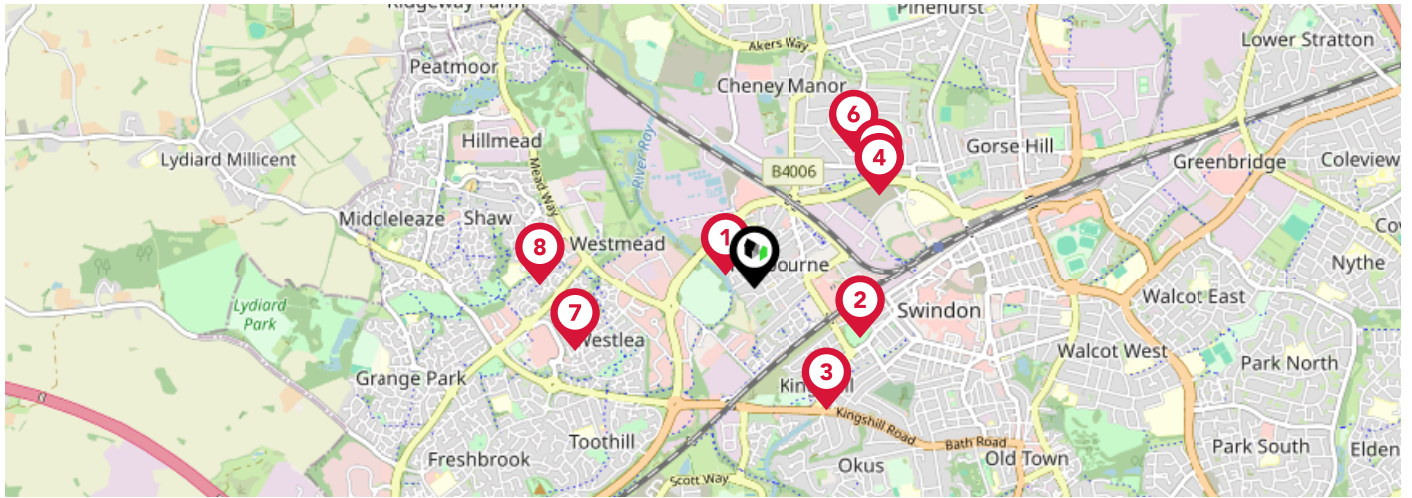
C









Valid until 09.12.2031

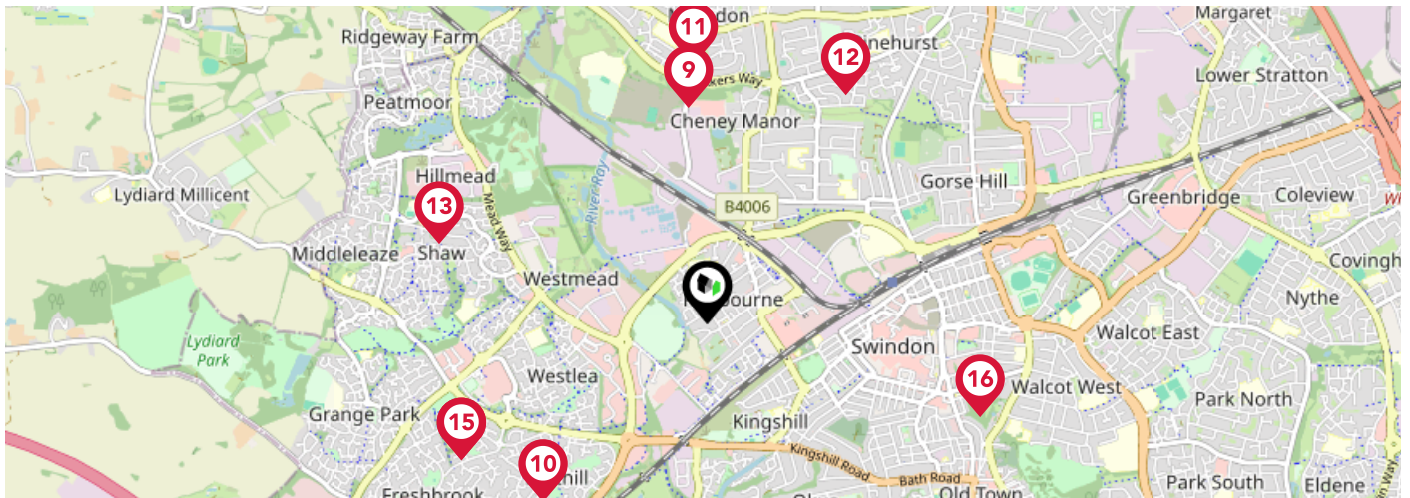
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 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:	Solid, limited insulation (assumed)
Total Floor Area:	59 m ²

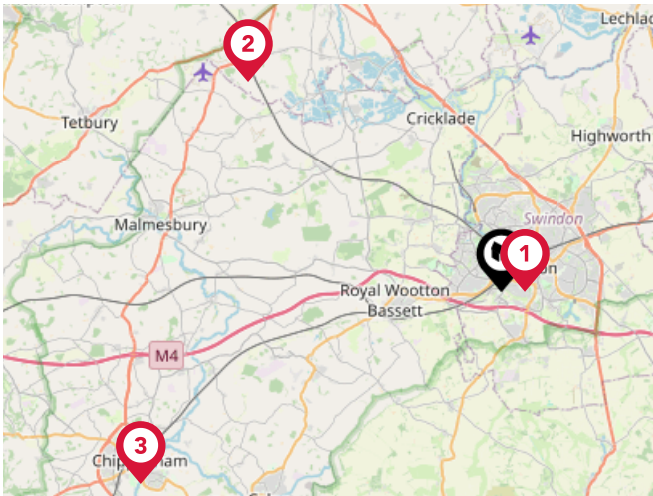


		Nursery	Primary	Secondary	College	Private
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



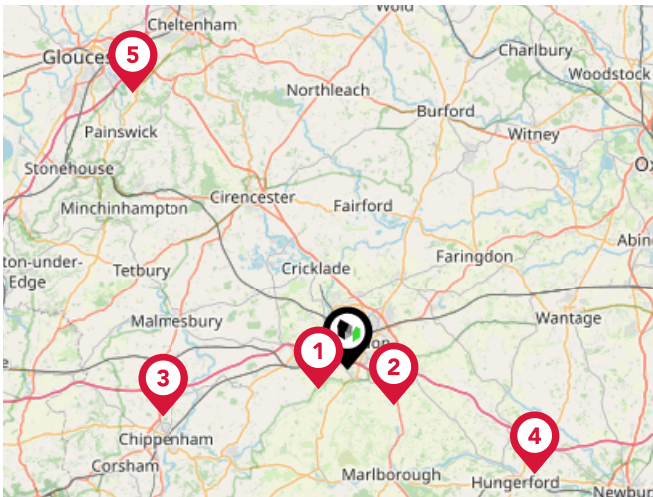
		Nursery	Primary	Secondary	College	Private
	Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brook Field Primary School Ofsted Rating: Good Pupils:0 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oliver Tomkins Church of England Junior School Ofsted Rating: Good Pupils: 231 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oliver Tomkins Church of England Infant and Nursery School Ofsted Rating: Good Pupils: 166 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Rod Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



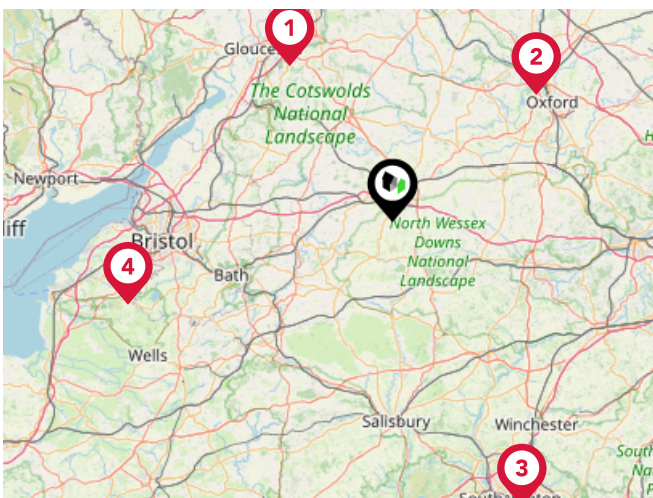
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.86 miles
2	Kemble Rail Station	12.13 miles
3	Chippenham Rail Station	15.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.47 miles
2	M4 J15	4.33 miles
3	M4 J17	14.02 miles
4	M4 J14	15.88 miles
5	M5 J11A	25.69 miles

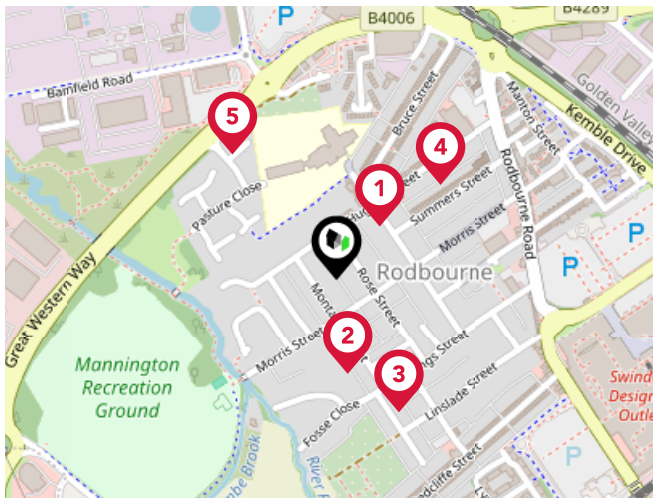


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.25 miles
2	London Oxford Airport	28.12 miles
3	Southampton Airport	46.69 miles
4	Bristol International Airport	40.91 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Morrison Street	0.08 miles
2	Montague Street	0.11 miles
3	Jennings Street	0.17 miles
4	Even Swindon School	0.16 miles
5	Meadow Road	0.19 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

