

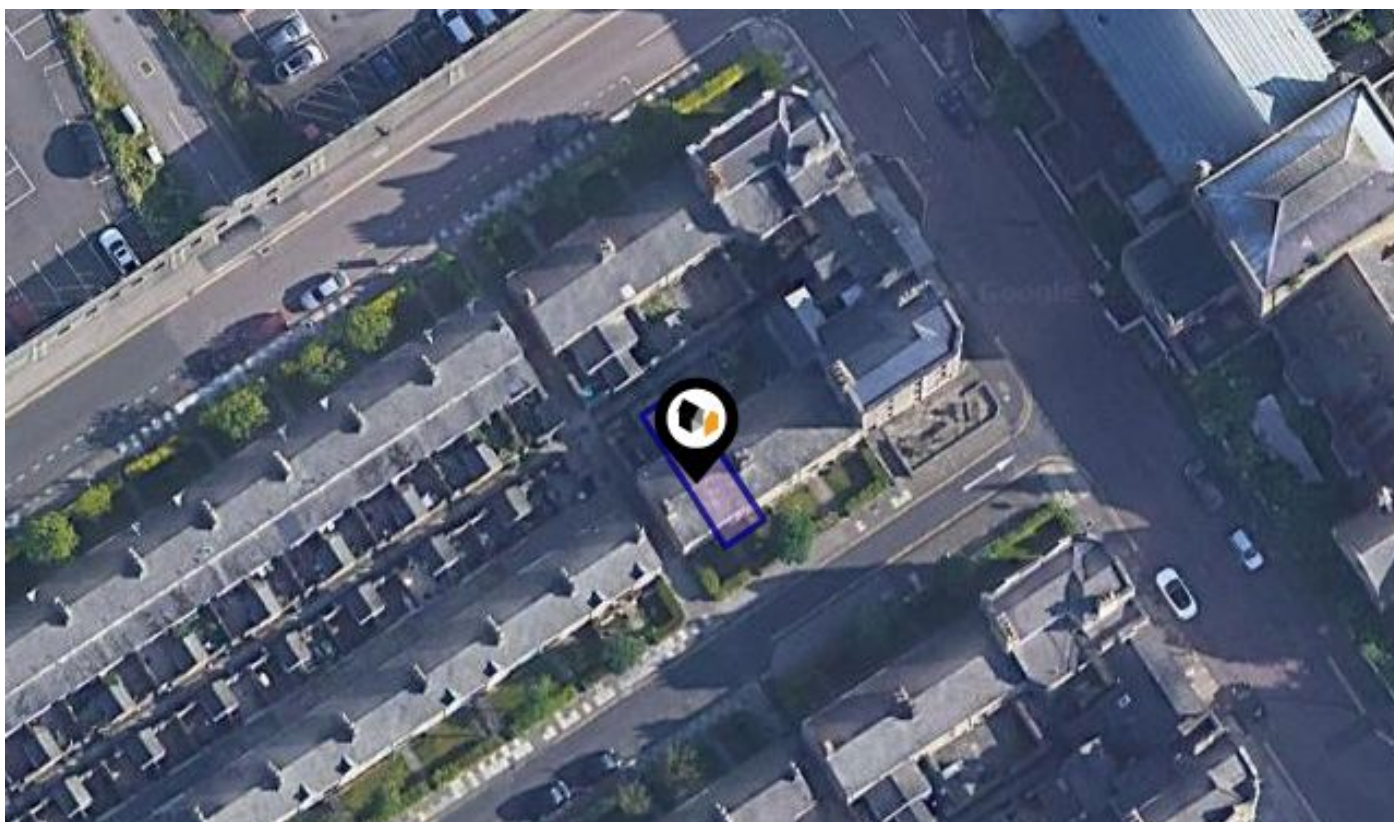


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 09<sup>th</sup> February 2024



**BATHAMPTON STREET, SWINDON, SN1**

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

28-30 Wood Street Swindon SN1 4AB

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## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£194
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	570 ft <sup>2</sup> / 53 m <sup>2</sup>		
<b>Plot Area:</b>	0.01 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,321		
<b>Title Number:</b>	WT269403		
<b>UPRN:</b>	100121116611		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	Swindon Railway Village, Swindon
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Low

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Bathampton Street, SN1

Energy rating

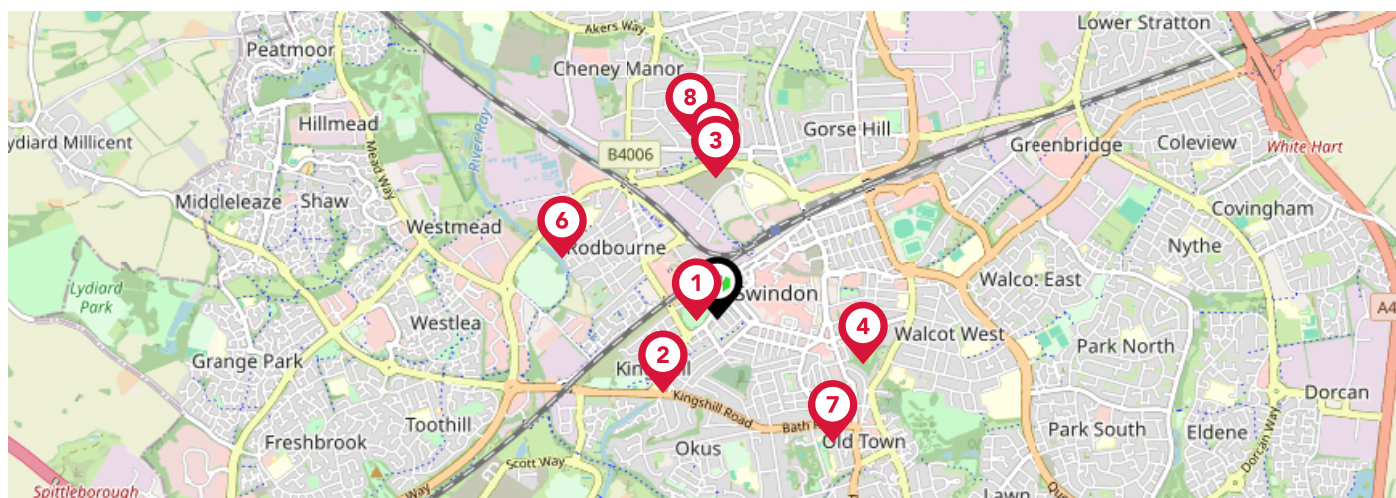
**D**

Valid until 09.06.2030

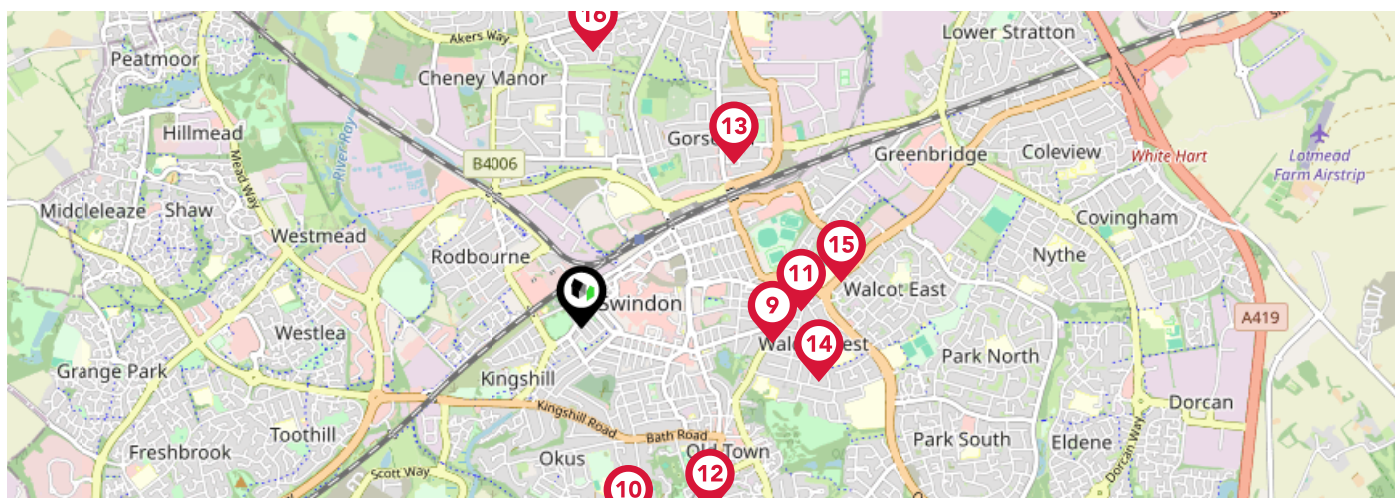
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		91   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	53 m <sup>2</sup>



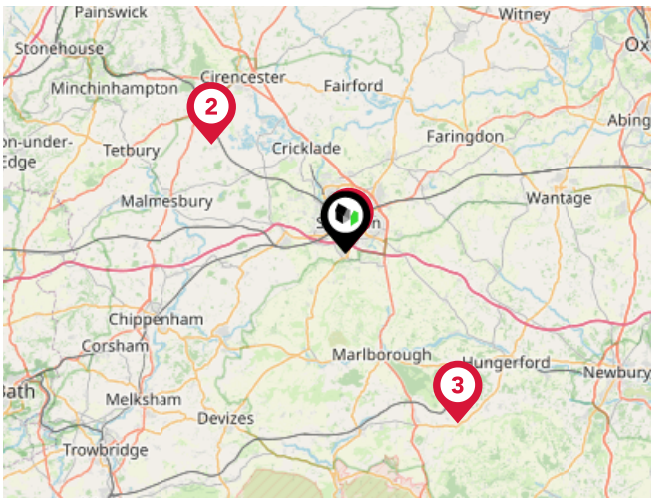
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ferndale Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 508   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Even Swindon Primary School</b> Ofsted Rating: Good   Pupils: 706   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King William Street Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Commonweal School</b> Ofsted Rating: Good   Pupils: 1386   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 324   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lethbridge Primary School</b> Ofsted Rating: Good   Pupils: 484   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lainesmead Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 454   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic College</b> Ofsted Rating: Good   Pupils: 1306   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swindon Academy</b> Ofsted Rating: Good   Pupils: 1858   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

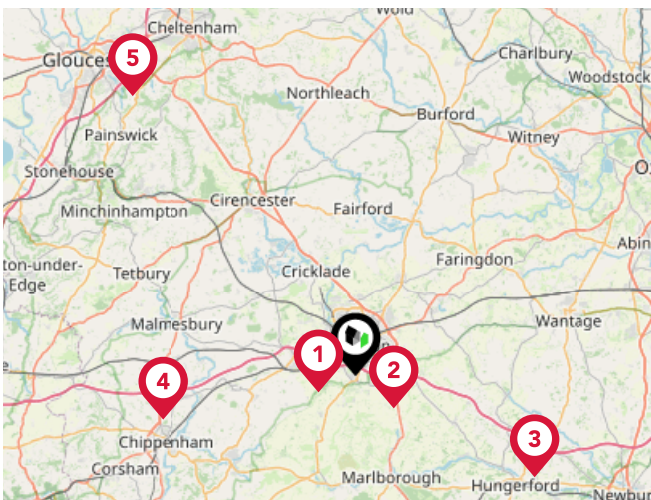
# Area

## Transport (National)



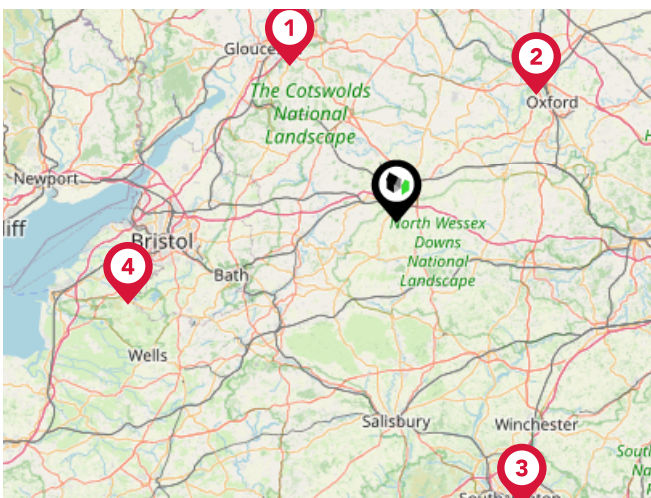
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.38 miles
2	Kemble Rail Station	12.73 miles
3	Bedwyn Rail Station	15.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.88 miles
2	M4 J15	3.74 miles
3	M4 J14	15.27 miles
4	M4 J17	14.53 miles
5	M5 J11A	26.22 miles

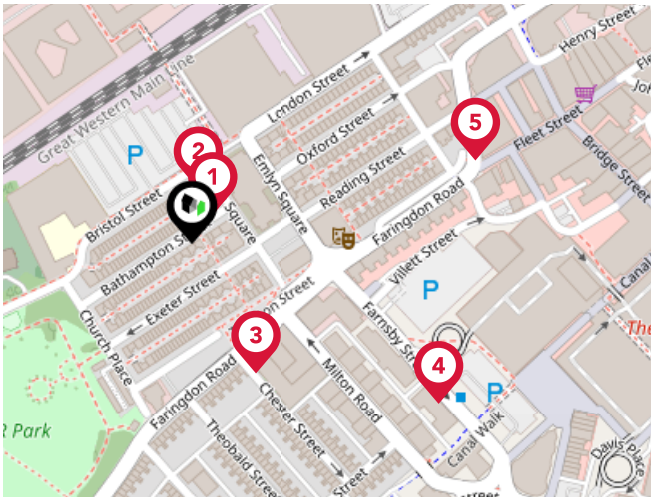


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.76 miles
2	London Oxford Airport	27.83 miles
3	Southampton Airport	46.24 miles
4	Bristol International Airport	41.4 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Emlyn Square	0.02 miles
2	Emlyn Square	0.03 miles
3	Health Hydro	0.08 miles
4	Farnsby Street	0.17 miles
5	Catherine Street	0.17 miles



# McFarlane Sales & Lettings Ltd

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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:



# mcfarlane

SALES & LETTINGS

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Valuation Office Agency



Royal Mail