

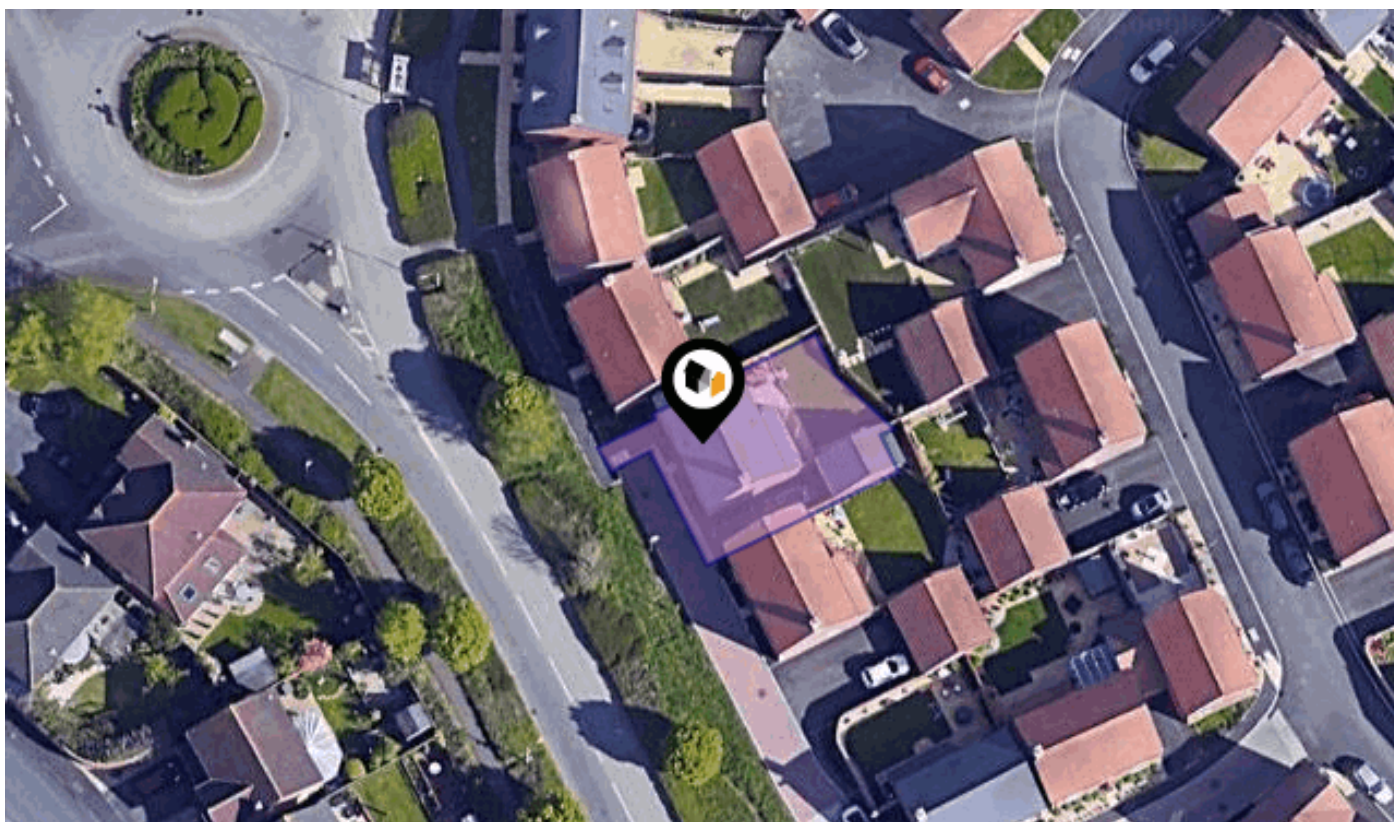


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Monday 12<sup>th</sup> February 2024**



**KILBY CRESCENT, ST. ANDREWS RIDGE, SWINDON, SN25**

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

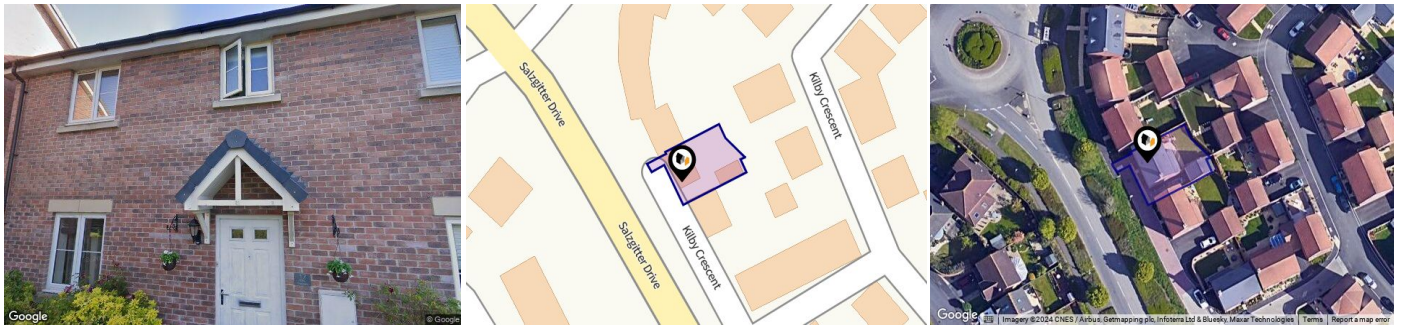
28-30 Wood Street Swindon SN1 4AB

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## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£224
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,420 ft <sup>2</sup> / 132 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2015		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,422		
<b>Title Number:</b>	WT415285		
<b>UPRN:</b>	10026658019		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

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

<b>5</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

Kilby Crescent, SN25

Energy rating

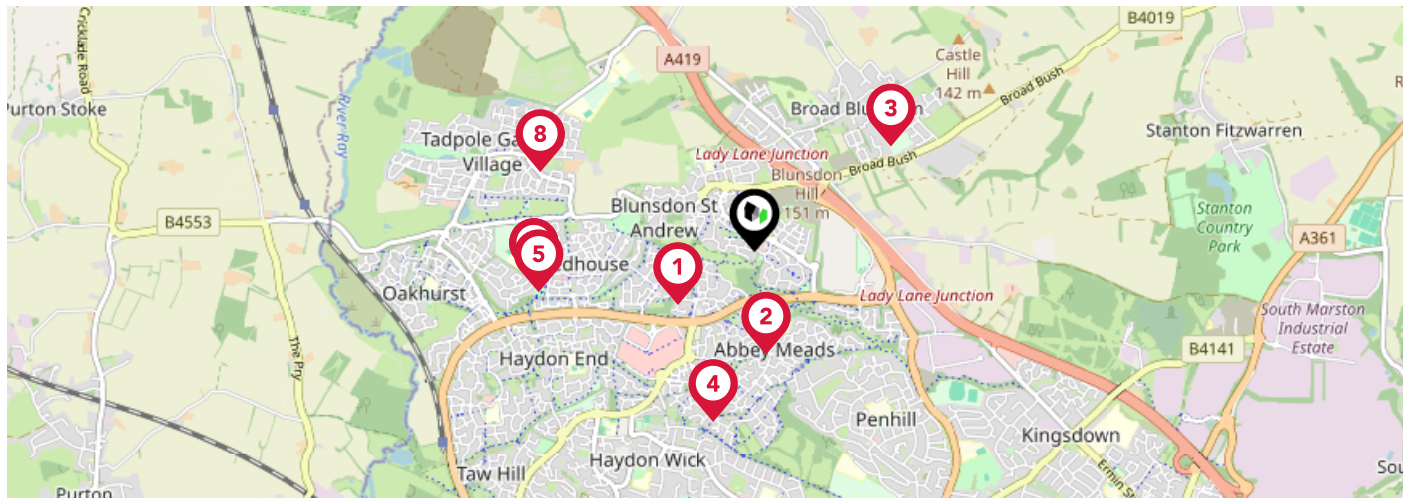
# B

Valid until 23.04.2025

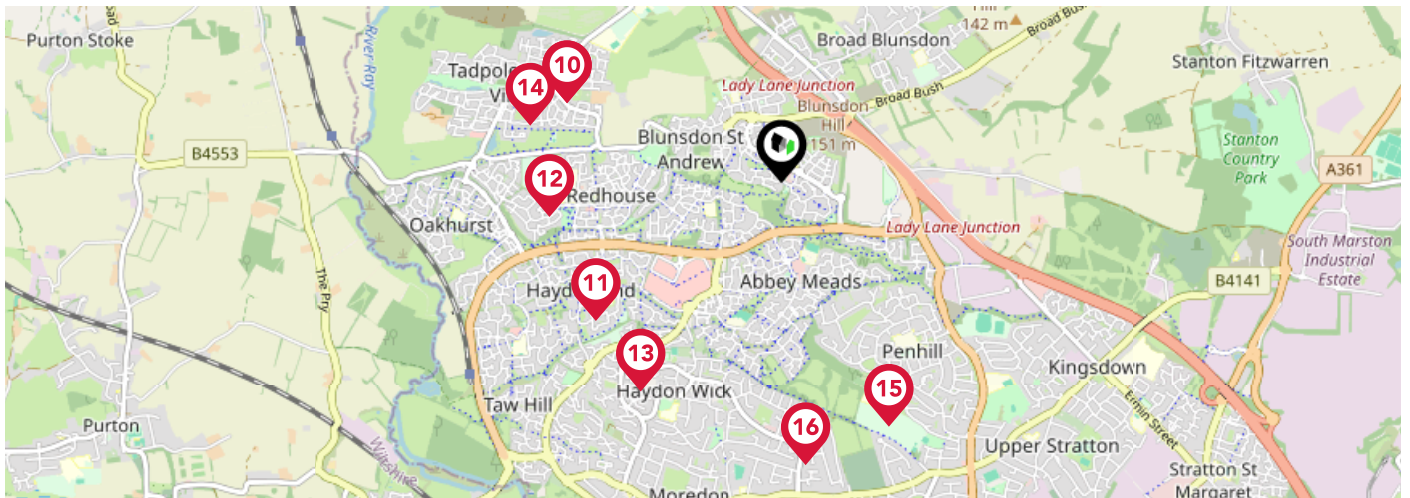
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very 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 all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m-Â°K
<b>Total Floor Area:</b>	132 m <sup>2</sup>

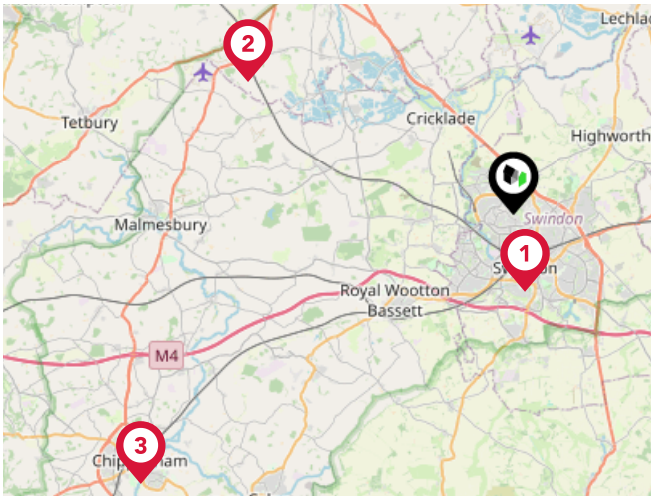


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bridlewood Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Abbey Meads Community Primary School</b> Ofsted Rating: Good   Pupils: 524   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Leonard's Church of England Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Catherine Wayte Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Abbey Park School</b> Ofsted Rating: Inadequate   Pupils: 1003   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Brimble Hill Special School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Uplands School</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>William Morris Primary School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



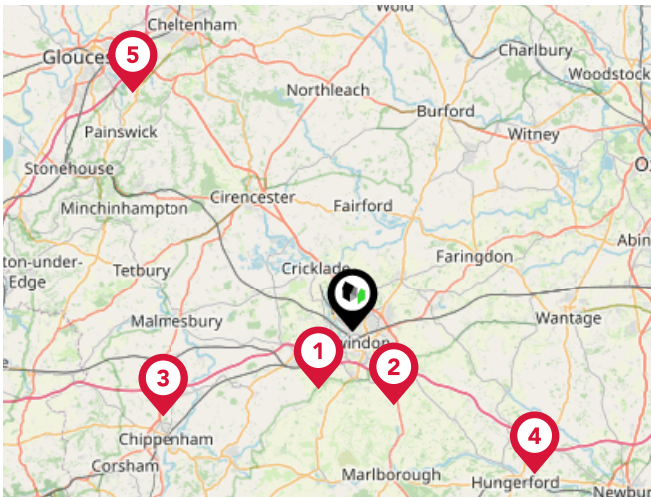
		Nursery	Primary	Secondary	College	Private
	<b>Churchward School</b> Ofsted Rating: Not Rated   Pupils: 41   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Western Academy</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchid Vale Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Oaks Primary School</b> Ofsted Rating: Good   Pupils: 507   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydonleigh Primary School</b> Ofsted Rating: Good   Pupils: 627   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tadpole Farm CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 472   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Seven Fields Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 336   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenmeadow Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



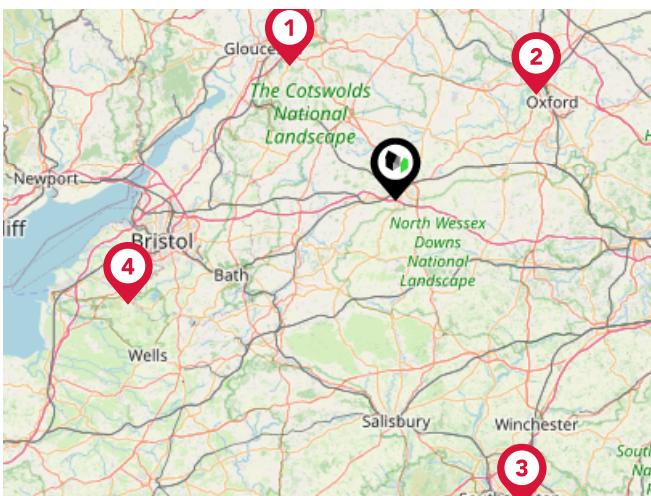
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.86 miles
2	Kemble Rail Station	10.91 miles
3	Chippenham Rail Station	16.98 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.91 miles
2	M4 J15	6.26 miles
3	M4 J17	15.37 miles
4	M4 J14	17.11 miles
5	M5 J11A	23.77 miles

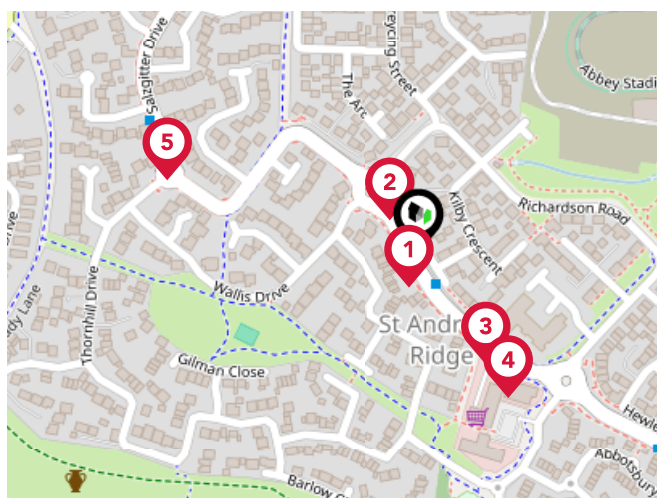


## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	25.17 miles
2	London Oxford Airport	25.97 miles
3	Southampton Airport	49.14 miles
4	Bristol International Airport	42.24 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wallis Drive	0.02 miles
2	Wallis Drive	0.02 miles
3	Jovial Monk	0.08 miles
4	Jovial Monk	0.1 miles
5	Thornhill Drive	0.15 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

