

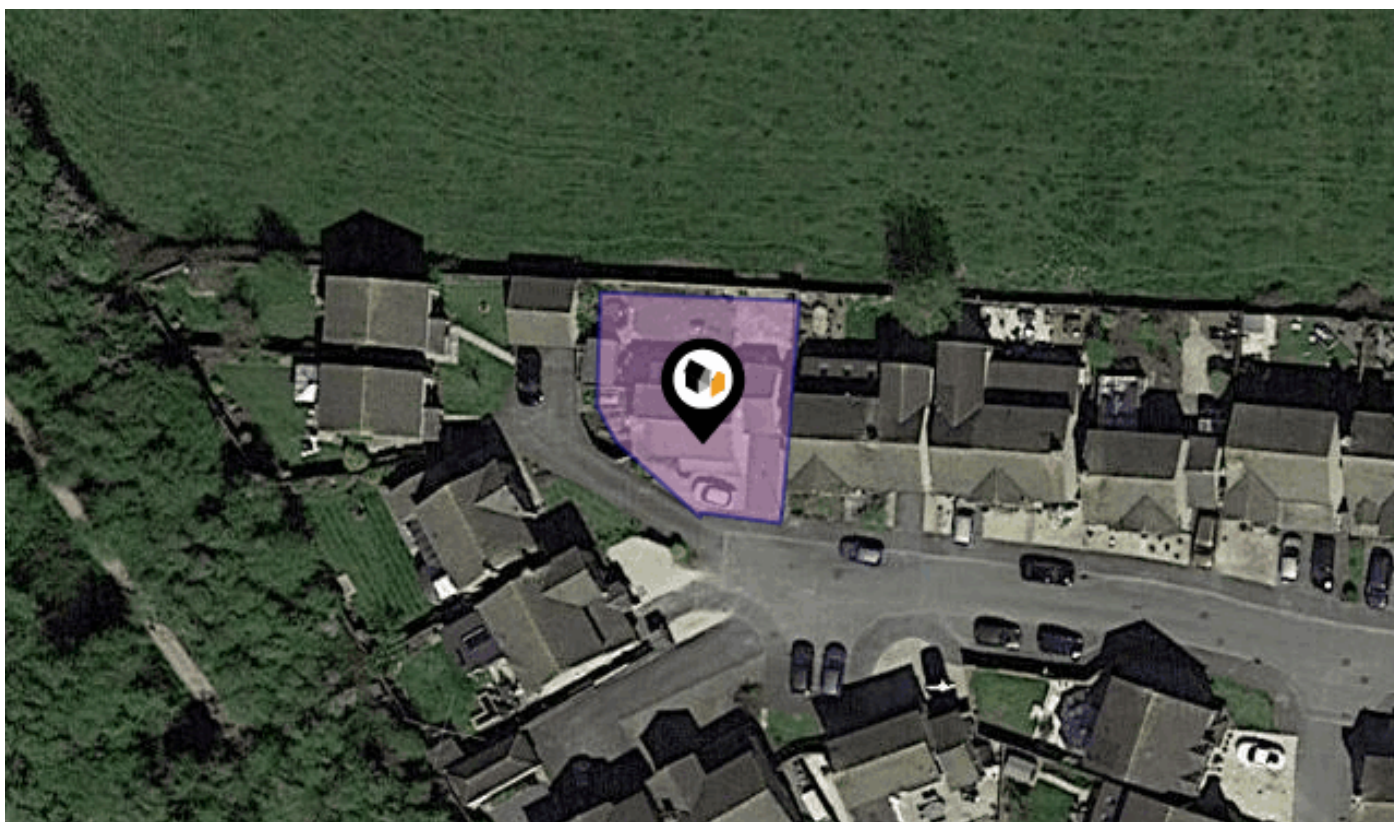


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Wednesday 14<sup>th</sup> February 2024**



### **HOME GROUND, CRICKLADE, SWINDON, SN6**

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

28-30 Wood Street Swindon SN1 4AB

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www.mcfarlaneproperty.com





## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£282
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,100		
<b>Title Number:</b>	WT136727		
<b>UPRN:</b>	200001119281		

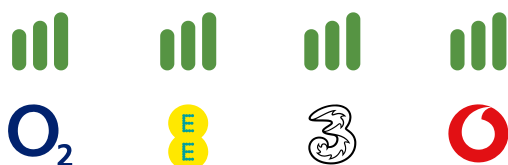
## Local Area

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

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

<b>15</b> mb/s	<b>47</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Home Ground, Cricklade, SN6

Energy rating

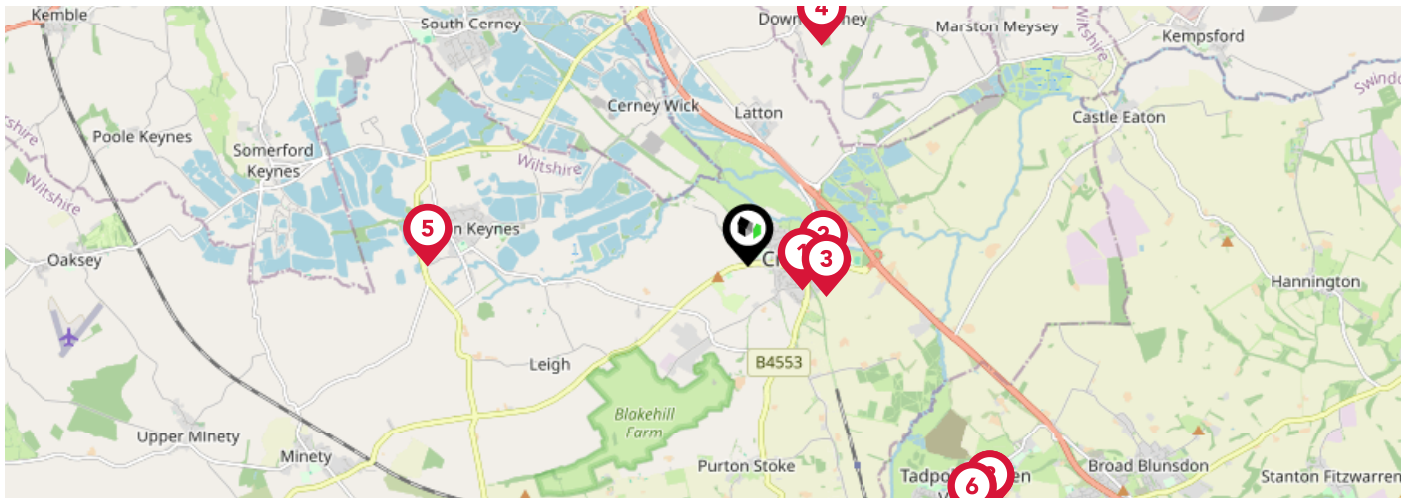
**C**

Valid until 08.07.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

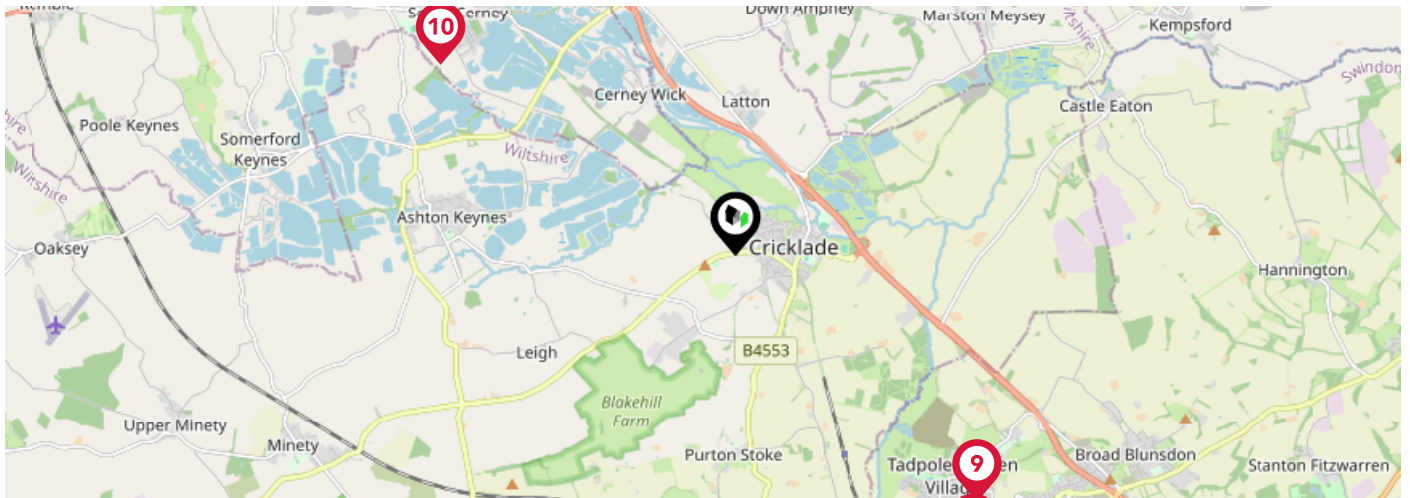
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<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 installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Sampson's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Meadowpark School</b> Ofsted Rating: Good   Pupils: 70   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Cricklade Manor Prep</b> Ofsted Rating: Not Rated   Pupils: 173   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Down Ampney Church of England Primary School</b> Ofsted Rating: Good   Pupils: 43   Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Ashton Keynes Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Tadpole Farm CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 472   Distance:3.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>William Morris Primary School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:3.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Churchward School</b> Ofsted Rating: Not Rated   Pupils: 41   Distance:3.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

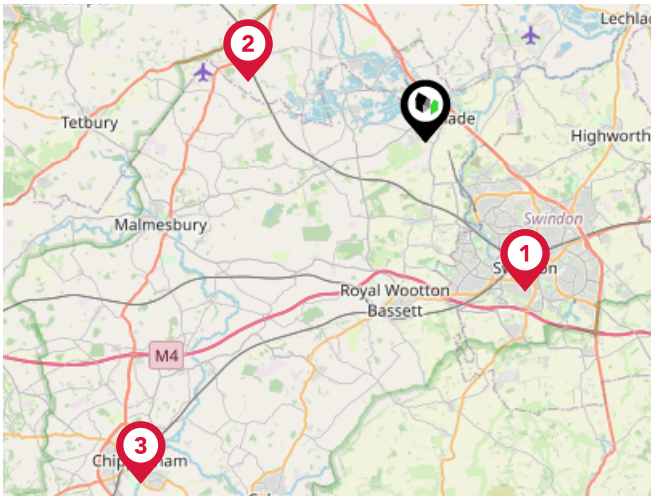




		Nursery	Primary	Secondary	College	Private
	<b>Great Western Academy</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:3.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ann Edwards Church of England Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakhurst Community Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:3.4	<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:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brimble Hill Special School</b> Ofsted Rating: Good   Pupils: 100   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Uplands School</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:3.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey Park School</b> Ofsted Rating: Inadequate   Pupils: 1003   Distance:3.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Francis CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 462   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

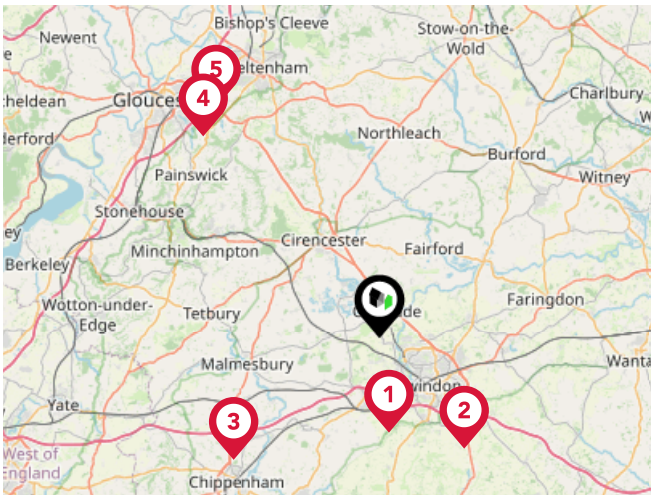
# Area

## Transport (National)



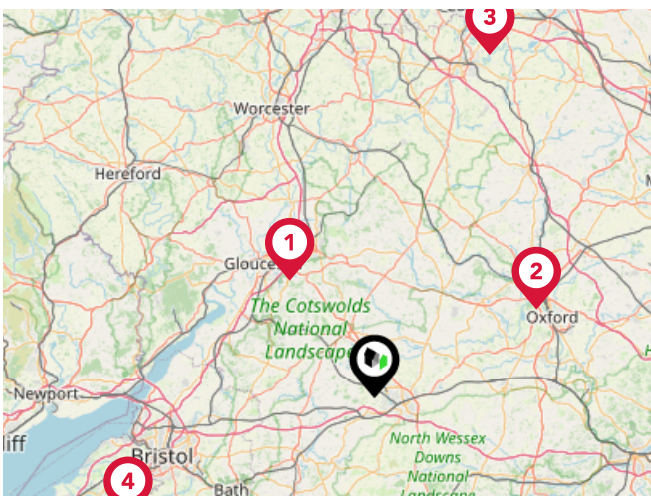
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	6.57 miles
2	Kemble Rail Station	6.92 miles
3	Chippenham Rail Station	16.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	6.91 miles
2	M4 J15	10.24 miles
3	M4 J17	14.02 miles
4	M5 J11A	19.66 miles
5	M5 J11	20.8 miles

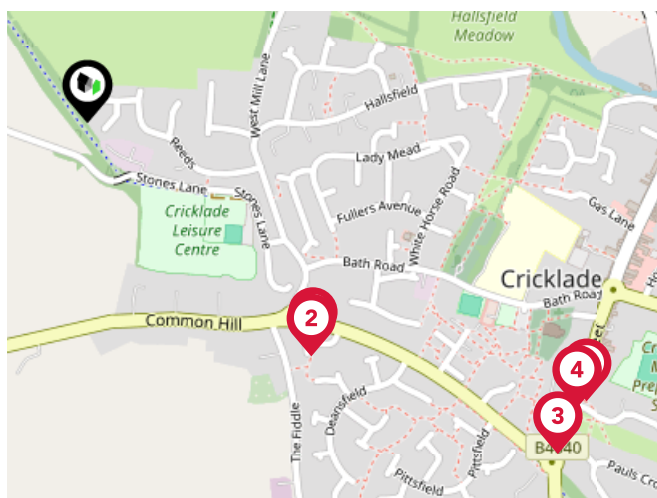


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	21.13 miles
2	London Oxford Airport	27.22 miles
3	Coventry Airport	52.79 miles
4	Bristol International Airport	40.34 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bishopsfield	0.37 miles
2	Bishopsfield	0.37 miles
3	Pauls Croft	0.66 miles
4	Town Hall	0.65 miles
5	Town Hall	0.66 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

