

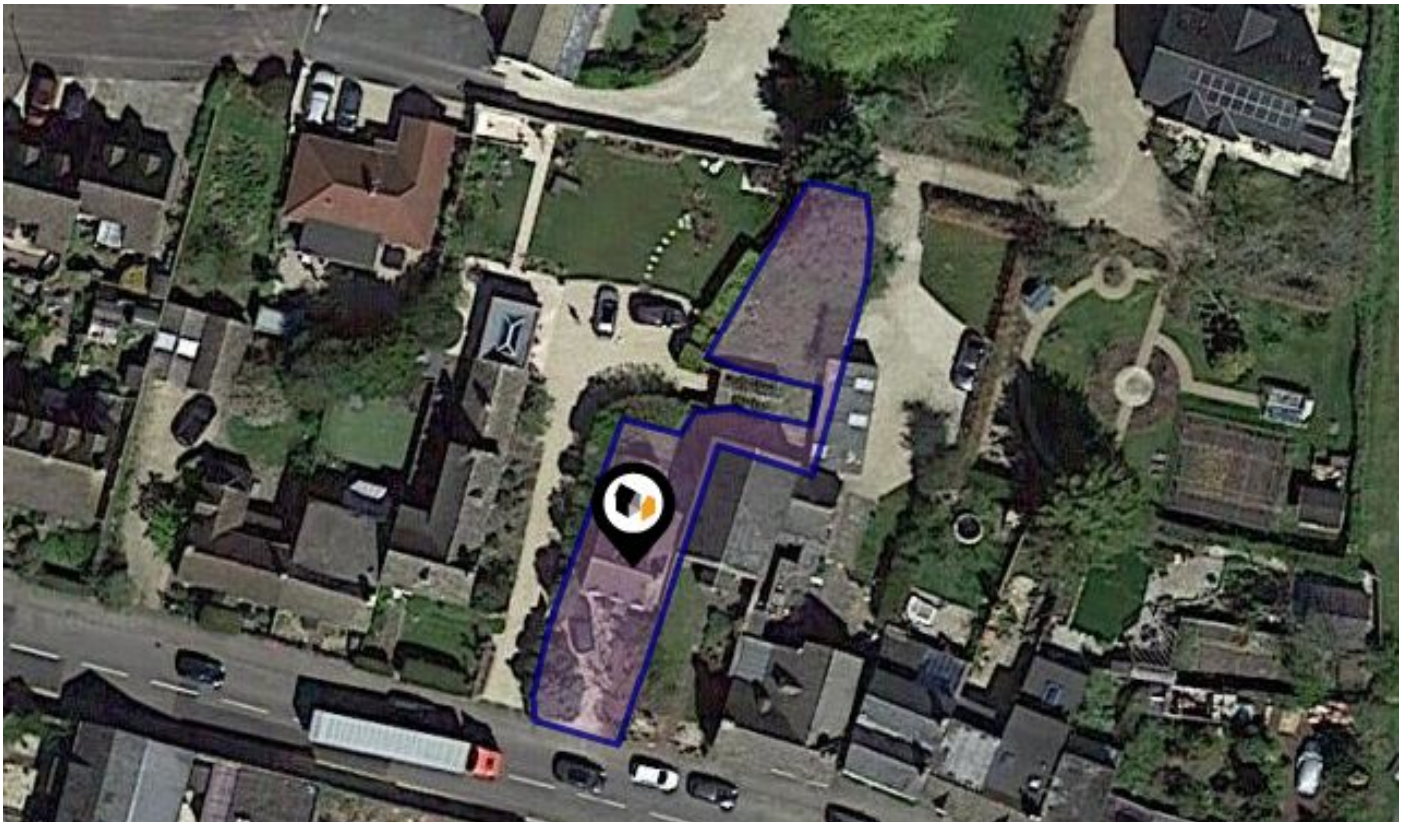


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 16th February 2024



CALCUTT STREET, CRICKLADE, SWINDON, SN6

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Detached	Last Sold £/ft²:	£383
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.1 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,100		
Title Number:	WT184867		
UPRN:	100121023993		

Local Area

Local Authority:	Wiltshire
Conservation Area:	Cricklade, Wiltshire
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Energy rating

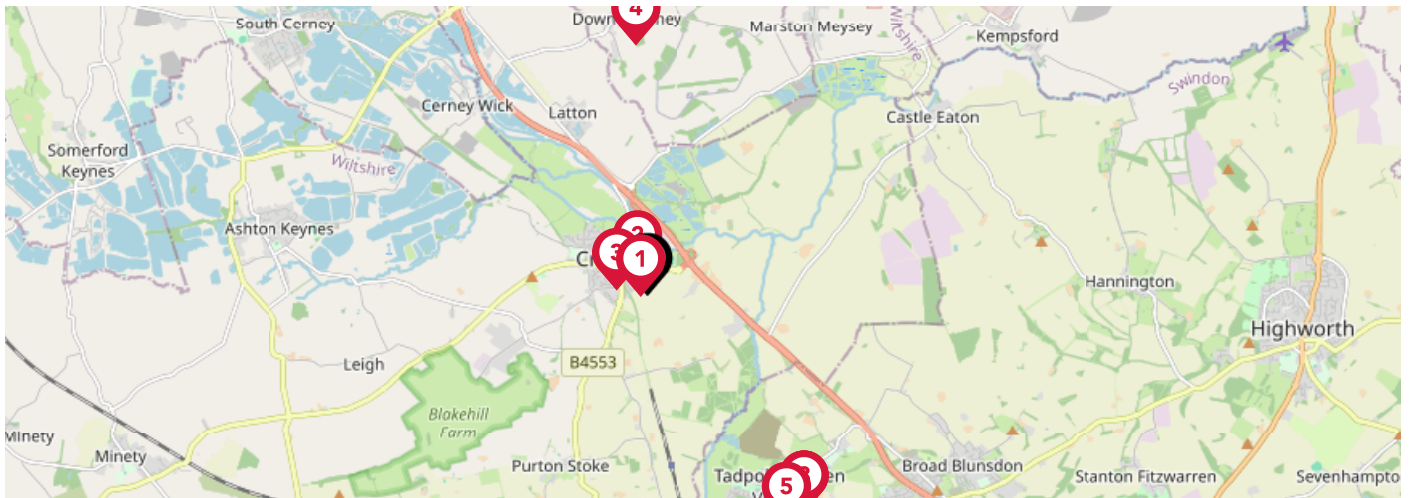
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Valid until 05.07.2033

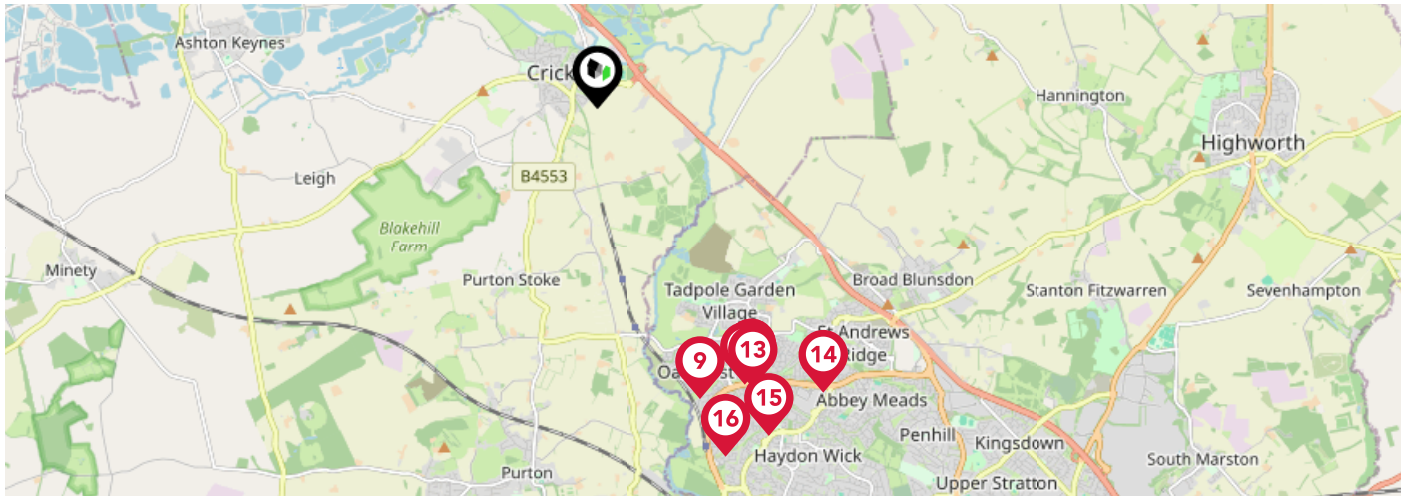
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	105 m ²

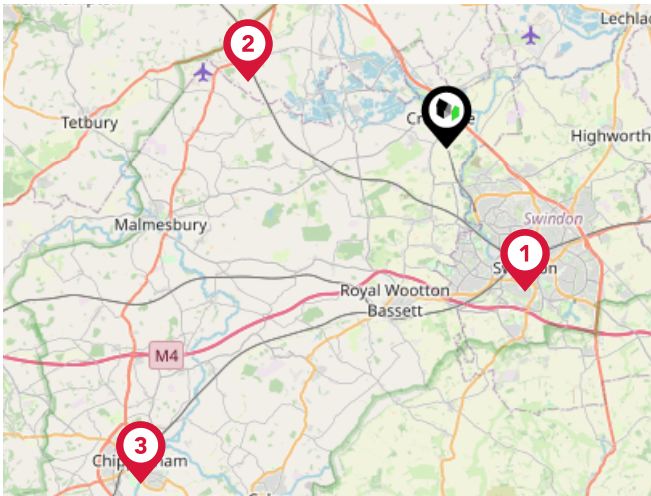


		Nursery	Primary	Secondary	College	Private
1	Cricklade Manor Prep Ofsted Rating: Not Rated Pupils: 173 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadowpark School Ofsted Rating: Good Pupils: 70 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Sampson's Church of England Primary School Ofsted Rating: Good Pupils: 299 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Down Ampney Church of England Primary School Ofsted Rating: Good Pupils: 43 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Morris Primary School Ofsted Rating: Not Rated Pupils: 39 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Churchward School Ofsted Rating: Not Rated Pupils: 41 Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Western Academy Ofsted Rating: Not Rated Pupils: 369 Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



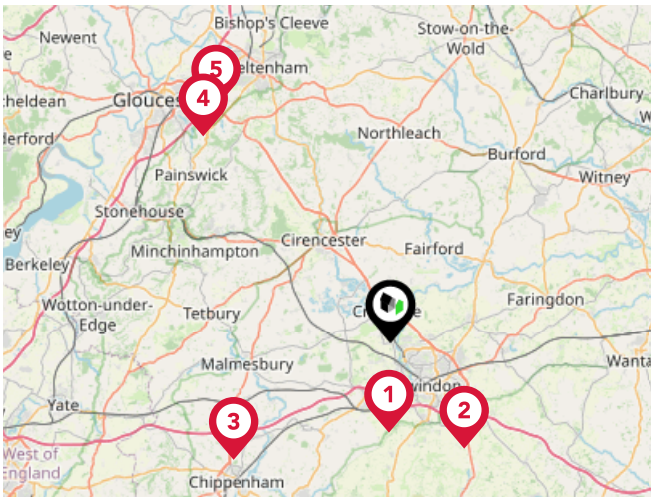
		Nursery	Primary	Secondary	College	Private
	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:2.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridlewood Primary School Ofsted Rating: Good Pupils: 241 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



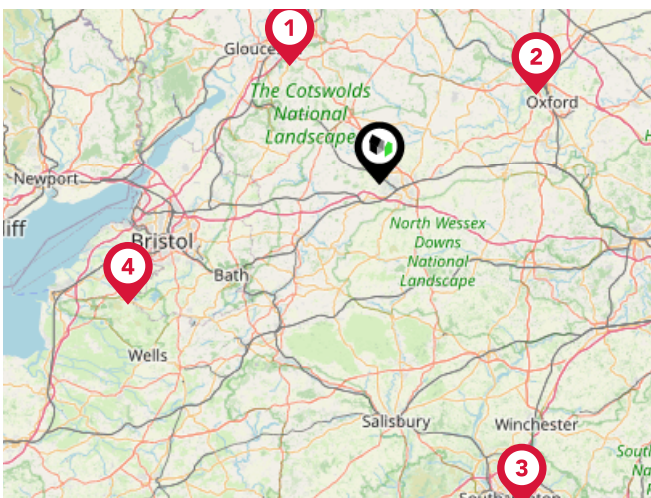
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	5.94 miles
2	Kemble Rail Station	7.73 miles
3	Chippenham Rail Station	16.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	6.61 miles
2	M4 J15	9.57 miles
3	M4 J17	14.47 miles
4	M5 J11A	20.37 miles
5	M5 J11	21.47 miles

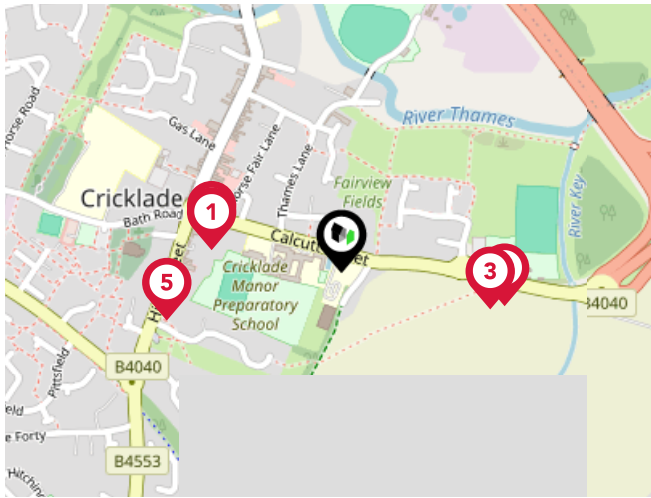


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	21.8 miles
2	London Oxford Airport	26.68 miles
3	Southampton Airport	52.29 miles
4	Bristol International Airport	40.92 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.15 miles
2	High Street	0.15 miles
3	Stockham Close	0.18 miles
4	Stockham Close	0.19 miles
5	Town Hall	0.21 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:



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Valuation Office Agency

