

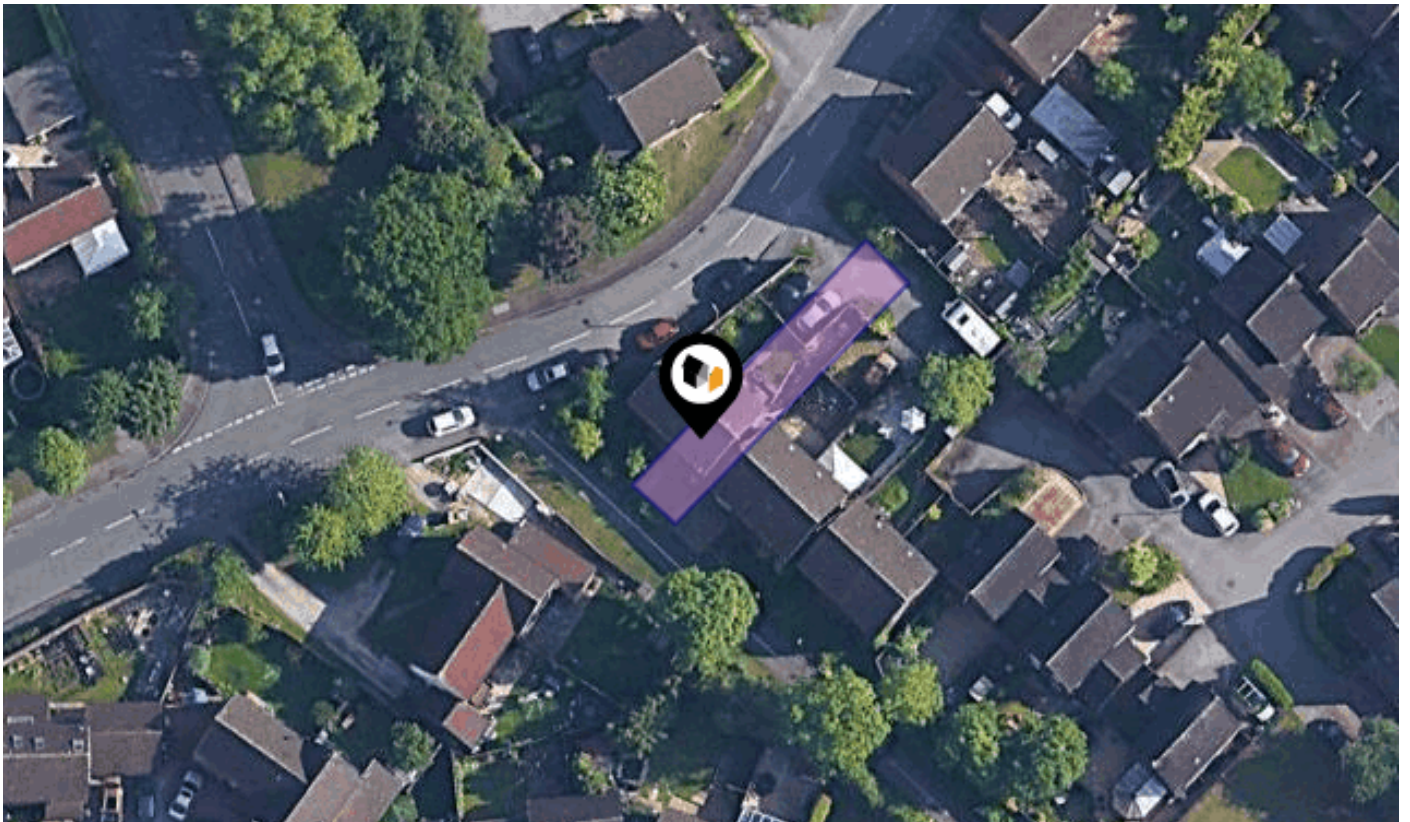


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 19th February 2024



TALLIS WALK, GRANGE PARK, SWINDON, SN5

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£265
Bedrooms:	2	Tenure:	Freehold
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT47587		
UPRN:	10008544323		

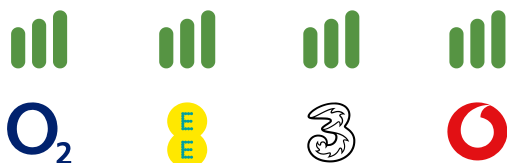
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Tallis Walk, Grange Park, SN5

Energy rating

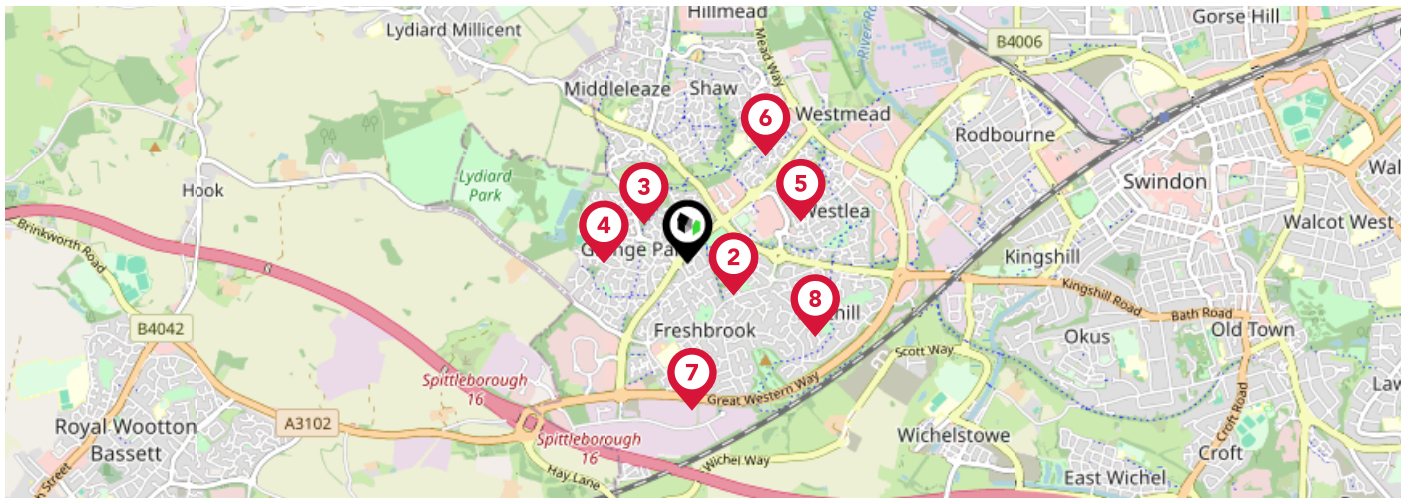
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Valid until 13.10.2025

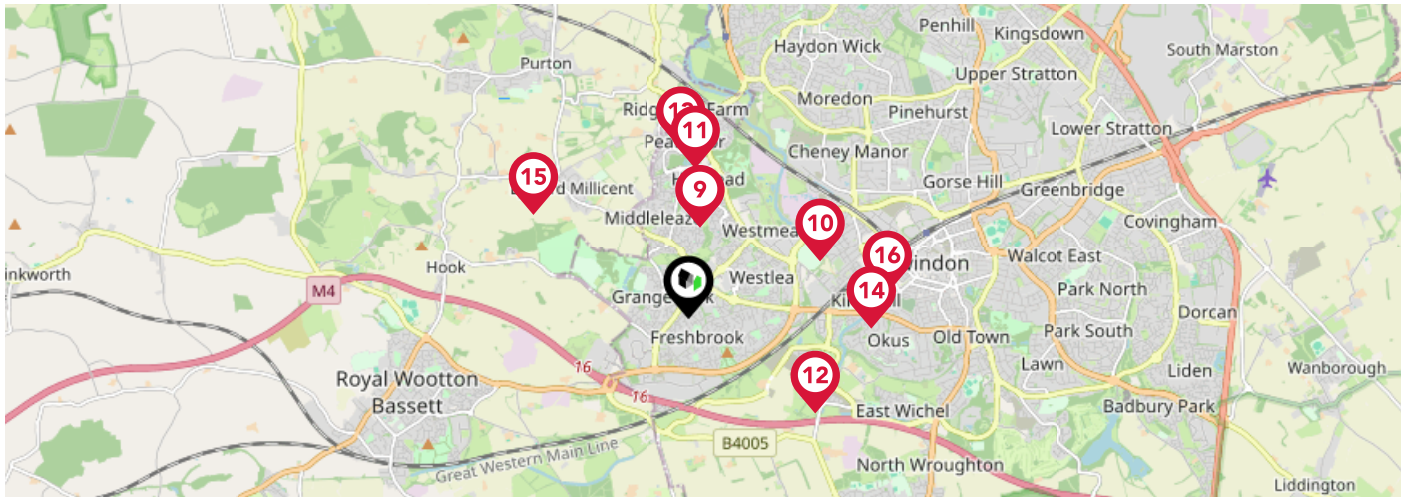
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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 38% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²



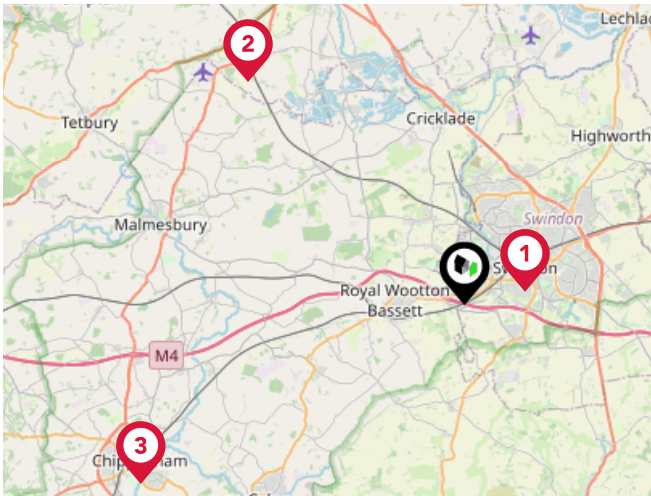
		Nursery	Primary	Secondary	College	Private
1	Oliver Tomkins Church of England Junior School Ofsted Rating: Good Pupils: 231 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oliver Tomkins Church of England Infant and Nursery School Ofsted Rating: Good Pupils: 166 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tregoze Primary School Ofsted Rating: Good Pupils: 210 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lydiard Park Academy Ofsted Rating: Good Pupils: 1244 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Millbrook Primary School Ofsted Rating: Good Pupils: 323 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Brook Field Primary School Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peatmoor Community Primary School Ofsted Rating: Good Pupils: 194 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Deanery CE Academy Ofsted Rating: Not Rated Pupils: 130 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgeway Farm CofE Academy Ofsted Rating: Good Pupils: 182 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lydiard Millicent CofE Primary School Ofsted Rating: Good Pupils: 199 Distance:1.73	<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:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

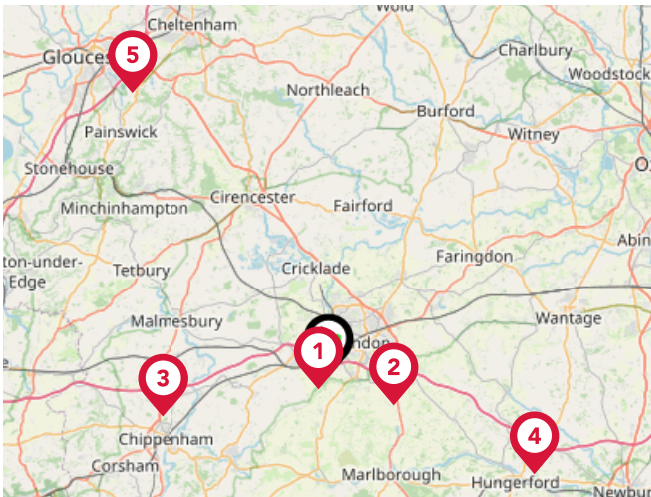
Area

Transport (National)



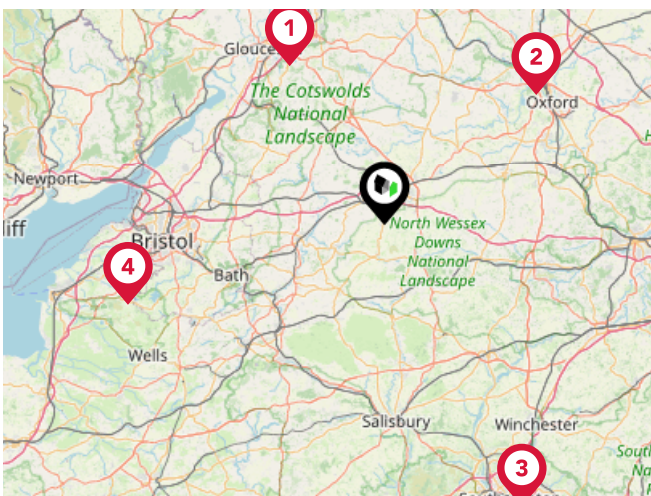
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.27 miles
2	Kemble Rail Station	11.47 miles
3	Chippenham Rail Station	13.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	1.14 miles
2	M4 J15	5.25 miles
3	M4 J17	12.59 miles
4	M4 J14	16.87 miles
5	M5 J11A	25.29 miles

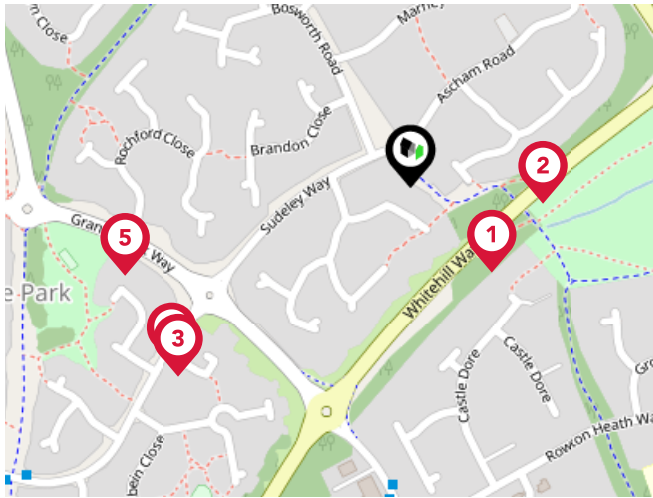


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	26.94 miles
2	London Oxford Airport	29.45 miles
3	Southampton Airport	46.83 miles
4	Bristol International Airport	39.48 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grange Park Subway	0.07 miles
2	Grange Park Subway	0.08 miles
3	Camden Close	0.17 miles
4	Camden Close	0.17 miles
5	Rochford Close	0.17 miles

McFarlane Sales & Lettings Ltd

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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.



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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

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Valuation Office Agency

