

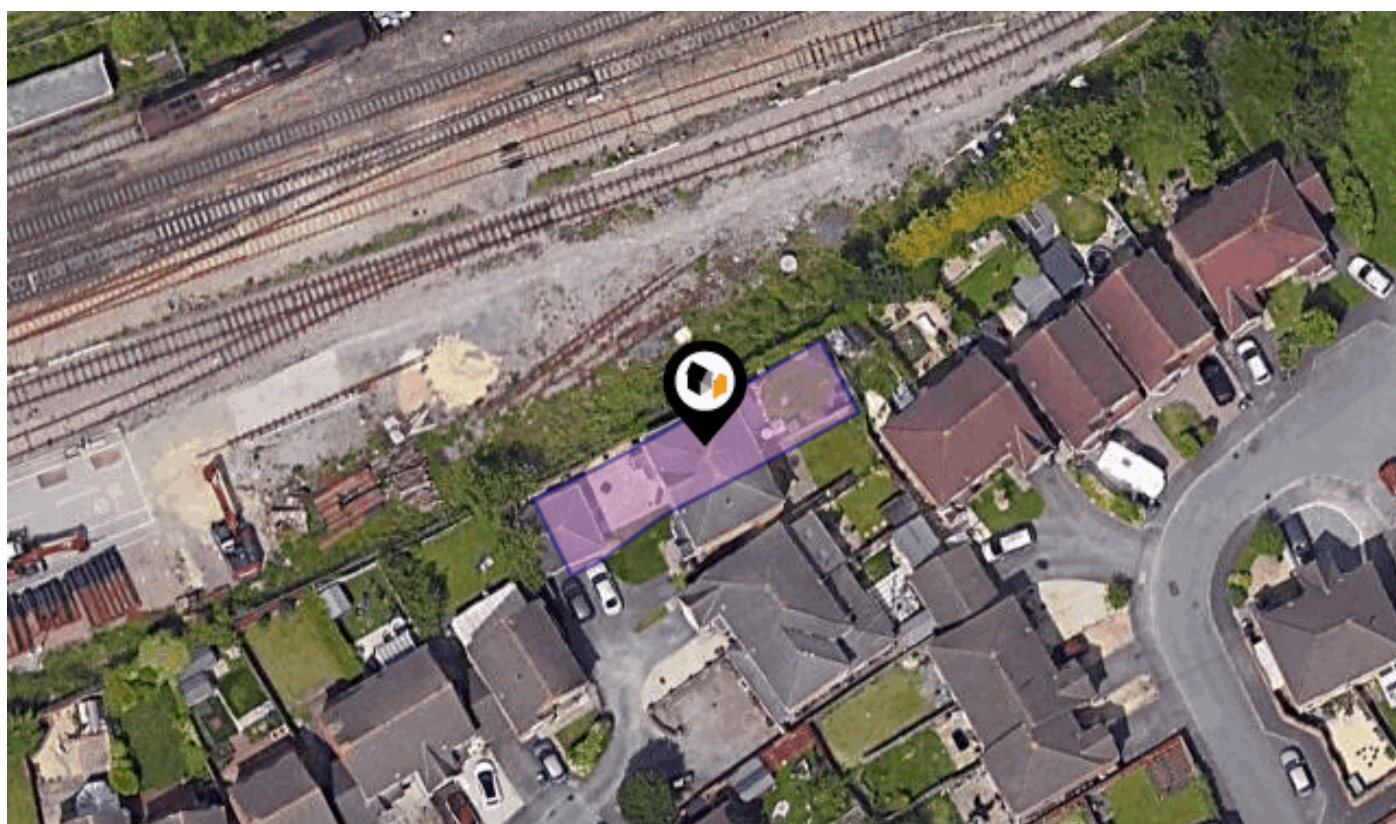


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## KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 21<sup>st</sup> February 2024



## COPSE AVENUE, SWINDON, SN1

### McFarlane Sales & Lettings Ltd

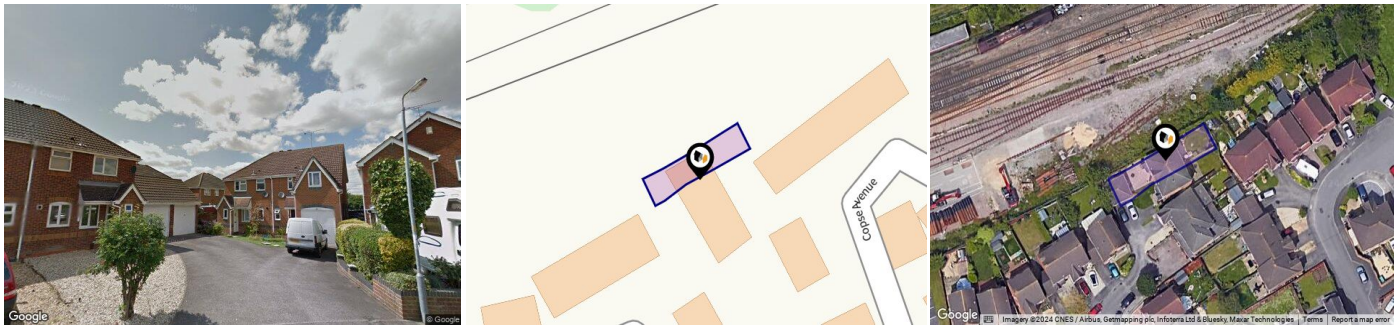
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com







## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£174
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,762		
<b>Title Number:</b>	WT113176		
<b>UPRN:</b>	100121125788		

## 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>16</b> mb/s	<b>1000</b> mb/s
	

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



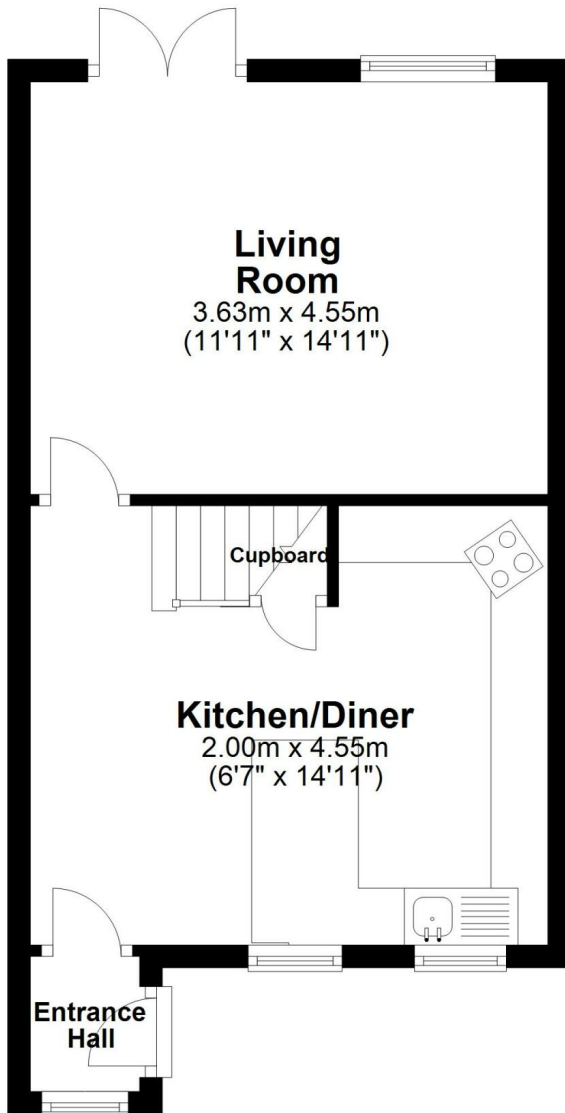
### Satellite/Fibre TV Availability:



## COPSE AVENUE, SWINDON, SN1

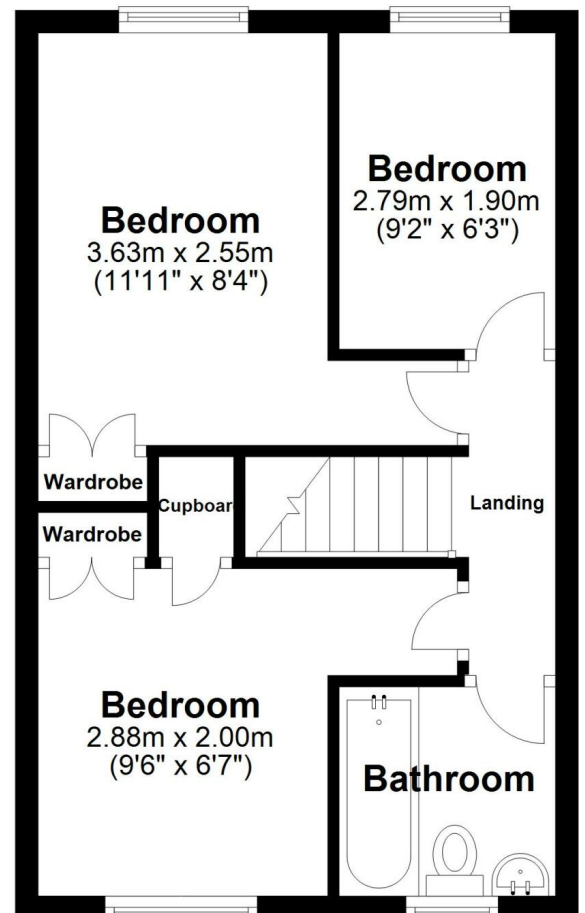
### Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 70.4 sq. metres (758.0 sq. feet)

# Property EPC - Certificate

Energy rating

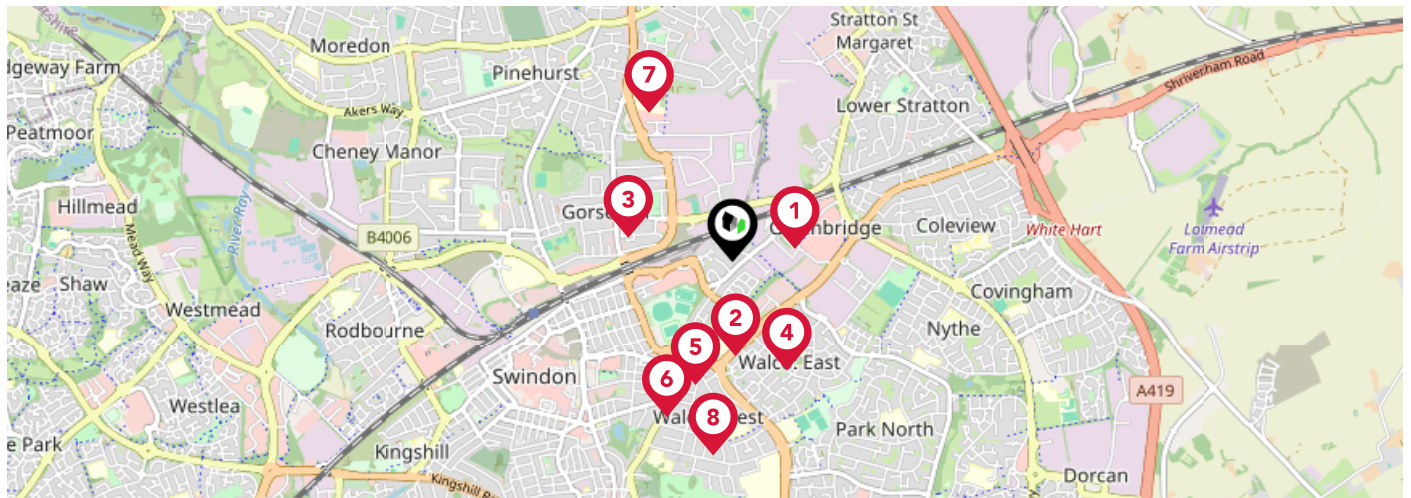
C









Valid until 02.05.2033

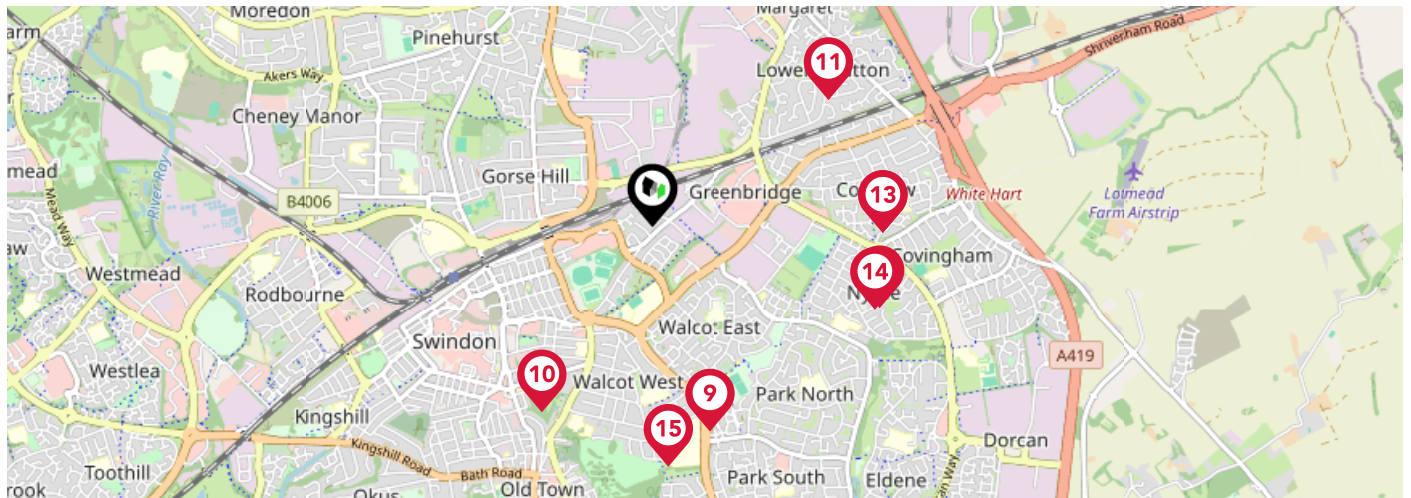
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 300 mm loft insulation
<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>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended limited insulation (assumed)
<b>Total Floor Area:</b>	69 m <sup>2</sup>



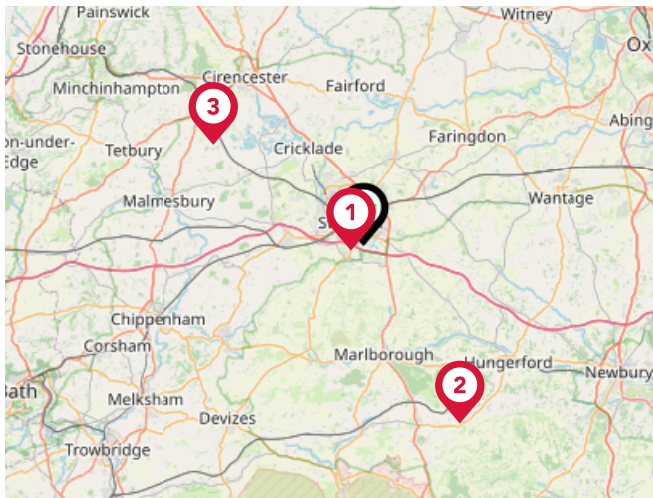
		Nursery	Primary	Secondary	College	Private
	<b>Horizons College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic College</b> Ofsted Rating: Good   Pupils: 1306   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mountford Manor Primary School</b> Ofsted Rating: Good   Pupils: 254   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 324   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crowdys Hill School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lainesmead Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 454   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>New College Swindon</b> Ofsted Rating: Good   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Junior School</b> Ofsted Rating: Inadequate   Pupils: 330   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colebrook Infant Academy</b> Ofsted Rating: Good   Pupils: 138   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colebrook Junior School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nythe Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lawn Manor Academy</b> Ofsted Rating: Requires Improvement   Pupils: 805   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nyland School</b> Ofsted Rating: Good   Pupils: 58   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

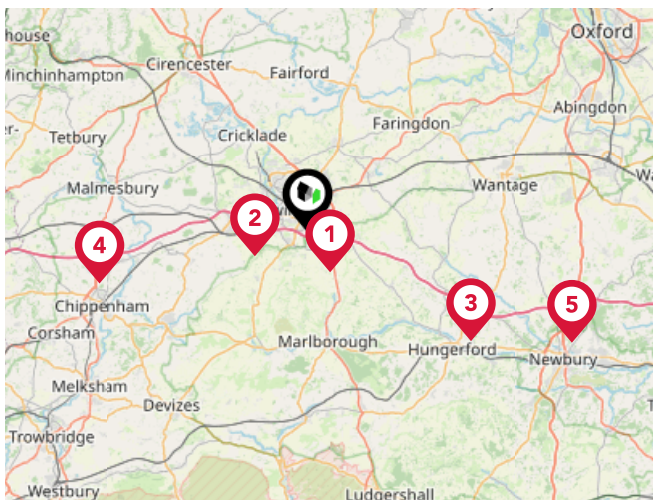
# Area

## Transport (National)



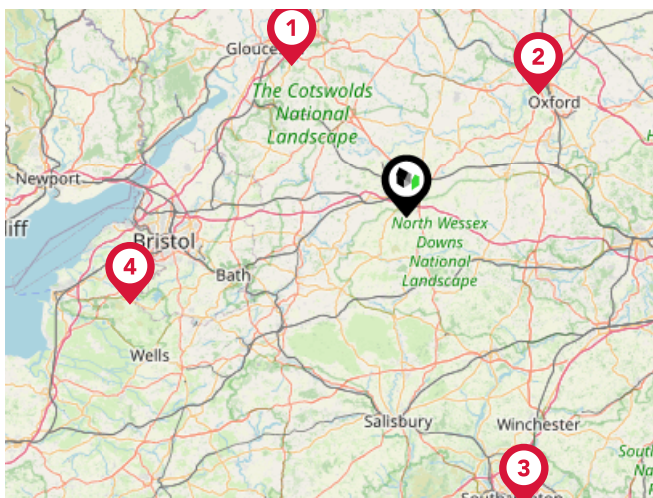
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.98 miles
2	Bedwyn Rail Station	15.04 miles
3	Kemble Rail Station	13.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.48 miles
2	M4 J16	4.23 miles
3	M4 J14	14.6 miles
4	M4 J17	15.83 miles
5	M4 J13	21.19 miles



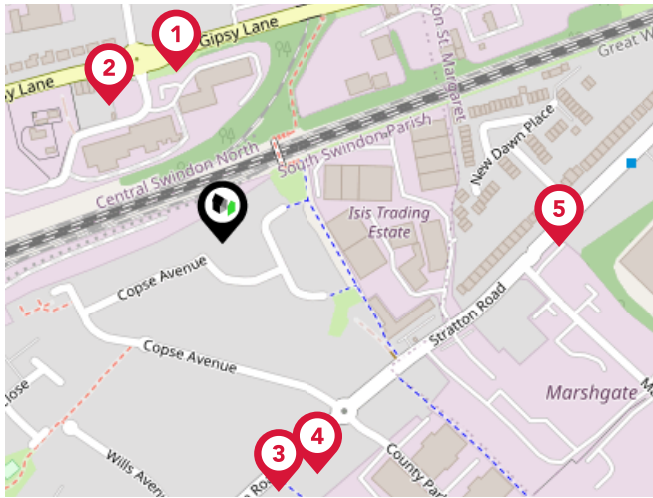
### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.92 miles
2	London Oxford Airport	26.52 miles
3	Southampton Airport	46.37 miles
4	Bristol International Airport	42.72 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Gipsy Lane	0.1 miles
2	Gipsy Lane	0.1 miles
3	Copse Avenue	0.15 miles
4	Copse Avenue	0.14 miles
5	Marshgate	0.19 miles

# McFarlane Sales & Lettings Ltd

## Data Quality

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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

