

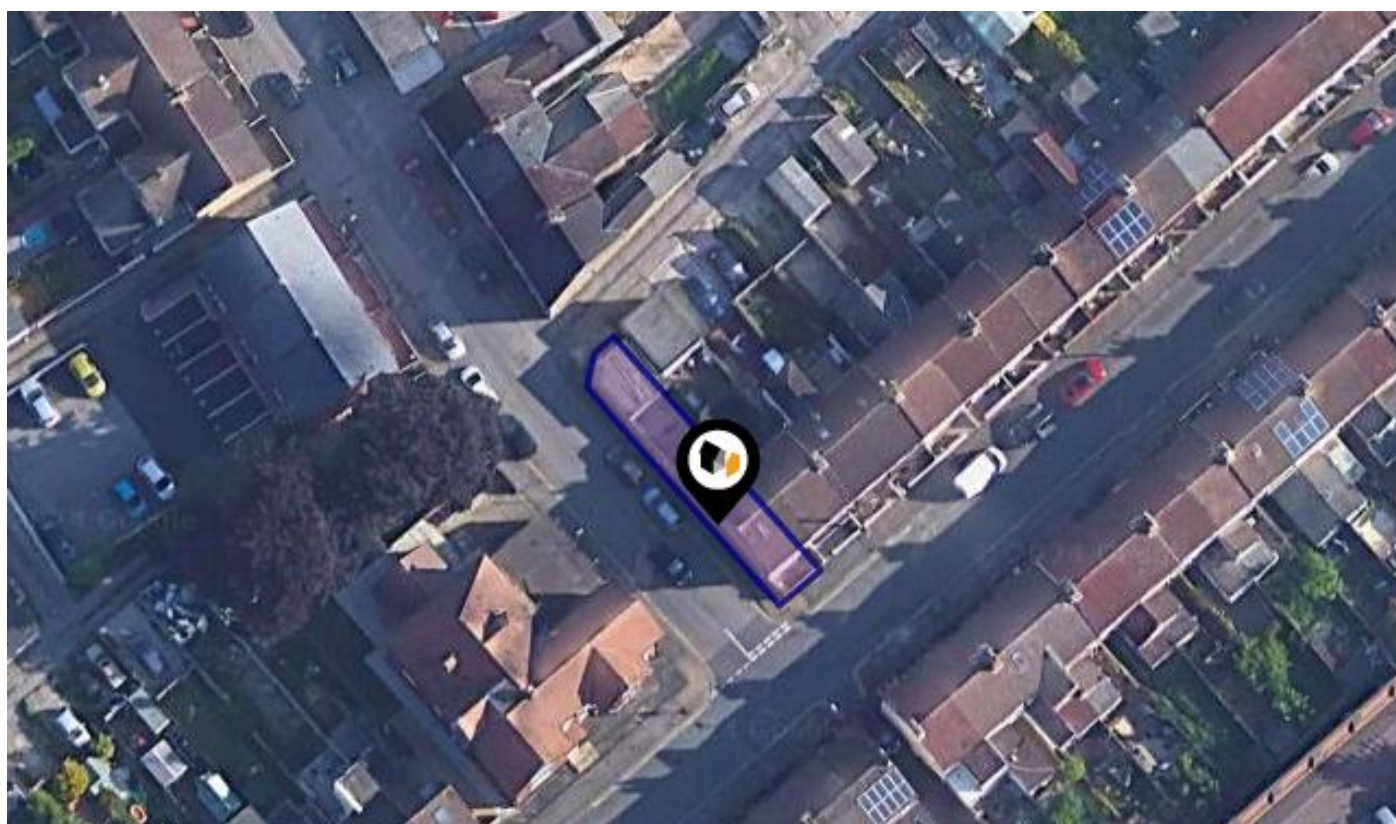


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 13th February 2024



147, REDCLIFFE STREET, SWINDON, SN2

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£126
Bedrooms:	1	Tenure:	Freehold
Floor Area:	509 ft ² / 47 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT78773		
UPRN:	100121152441		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	85 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SWINDON, SN2

Energy rating

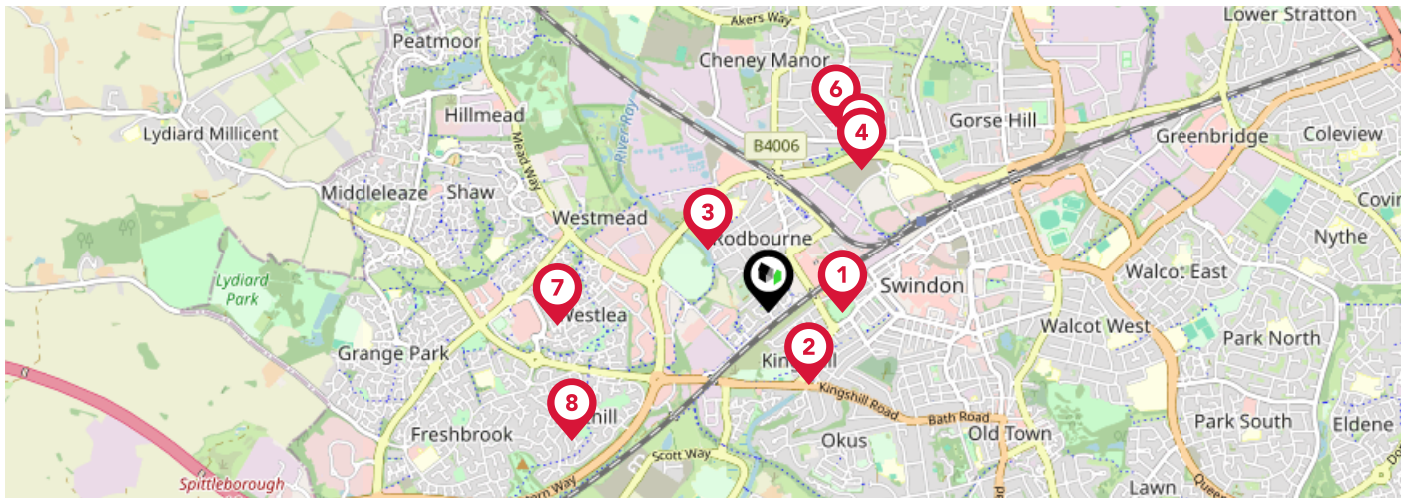
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Valid until 15.12.2030

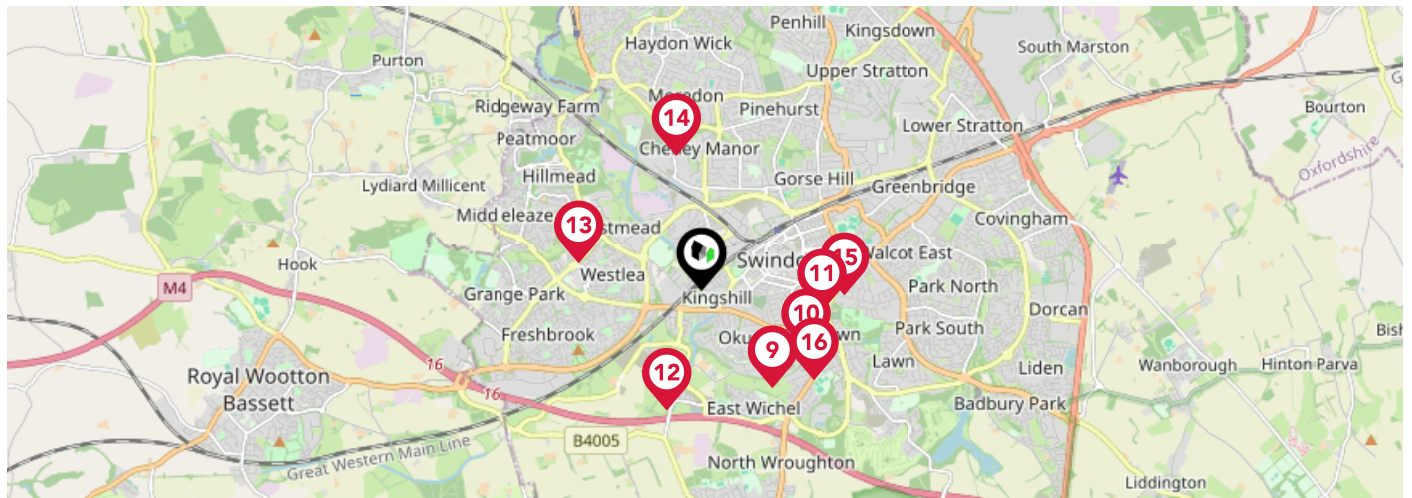
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Very Poor
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	48 m ²



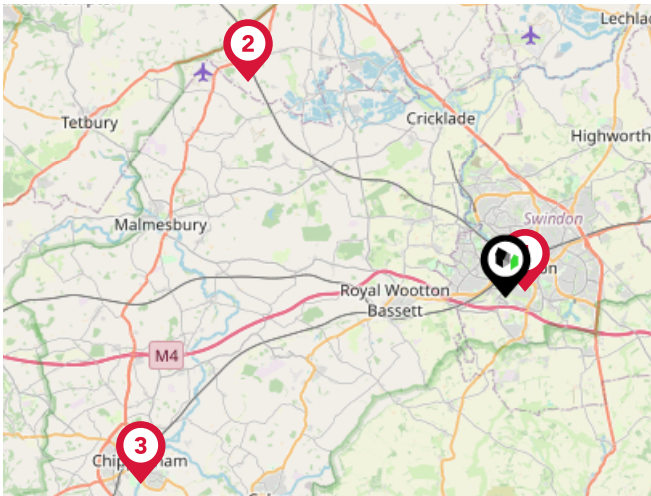
		Nursery	Primary	Secondary	College	Private
1	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:0.98	<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:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:1.12	<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:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

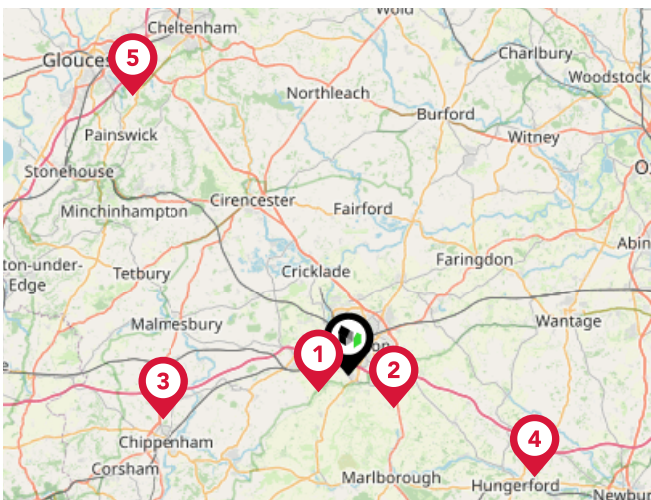
Area

Transport (National)



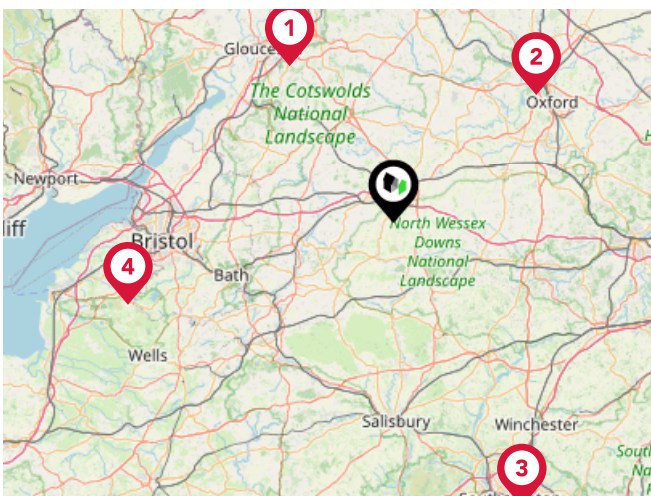
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.76 miles
2	Kemble Rail Station	12.39 miles
3	Chippenham Rail Station	15.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.49 miles
2	M4 J15	4.07 miles
3	M4 J17	14.11 miles
4	M4 J14	15.64 miles
5	M5 J11A	25.96 miles

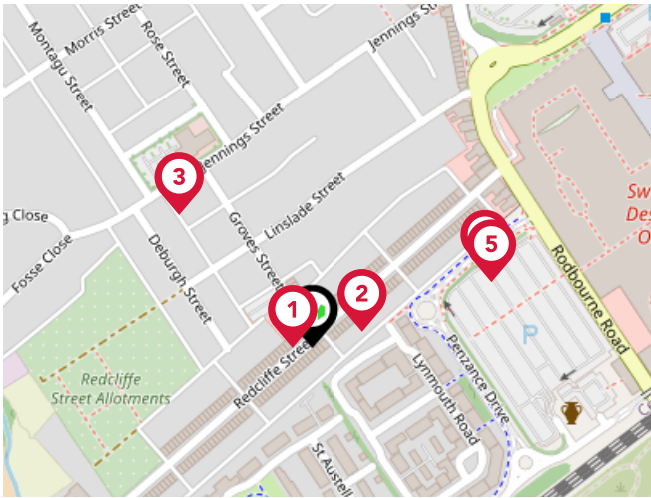


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.52 miles
2	London Oxford Airport	28.16 miles
3	Southampton Airport	46.41 miles
4	Bristol International Airport	40.98 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Groves Street	0.01 miles
2	Redcliffe Street West	0.03 miles
3	Jennings Street	0.11 miles
4	Great Western Outlet Village	0.11 miles
5	Great Western Outlet Village	0.11 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:



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SALES & LETTINGS

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Valuation Office Agency

