

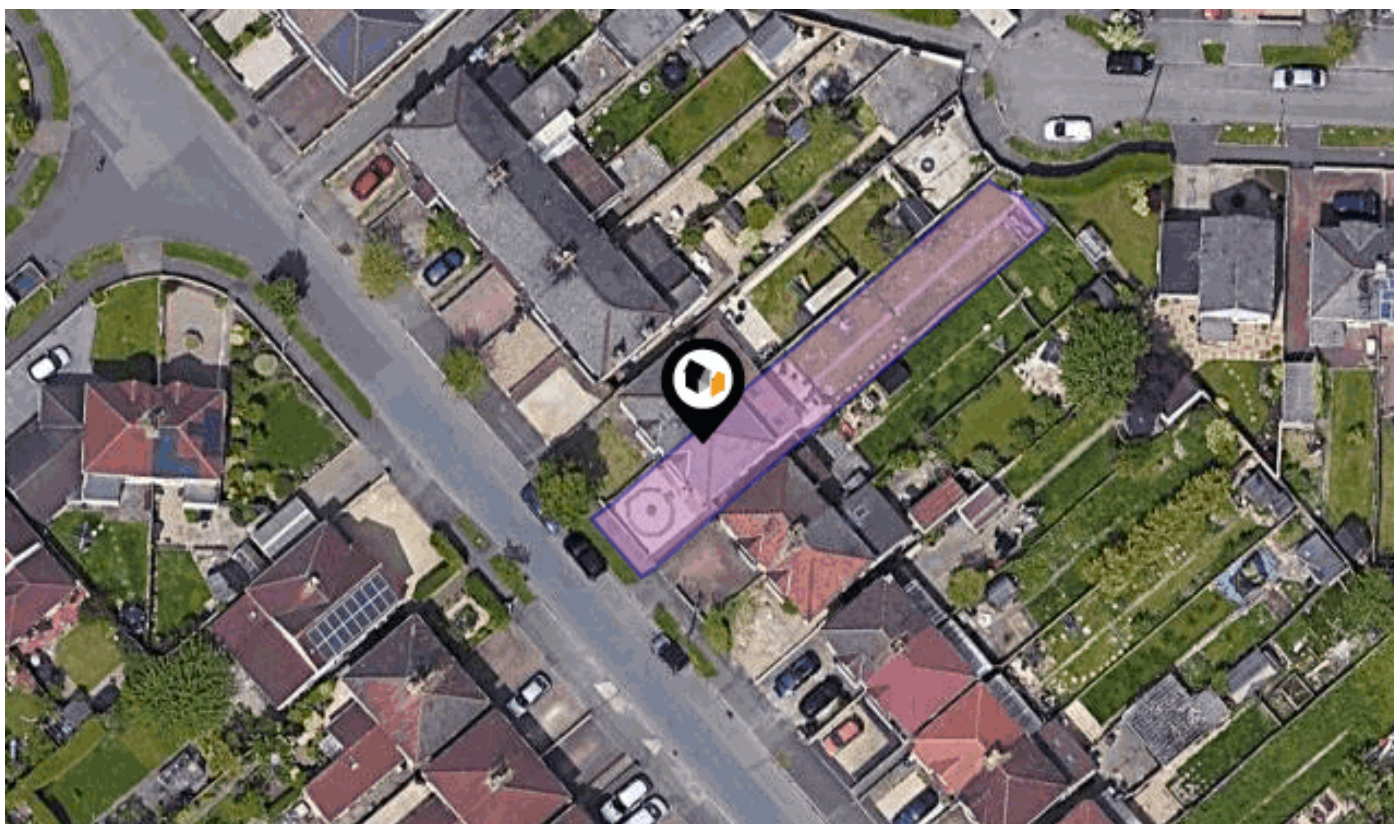


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Friday 23<sup>rd</sup> February 2024**



**SURREY ROAD, SWINDON, SN2**

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

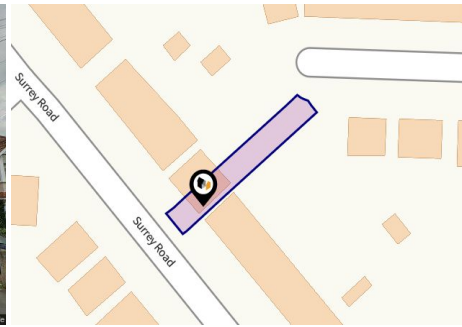
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

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## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£184
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,762		
<b>Title Number:</b>	WT138492		
<b>UPRN:</b>	100121157842		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	High

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

<b>14</b> mb/s	<b>279</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

SWINDON, SN2

Energy rating

# C

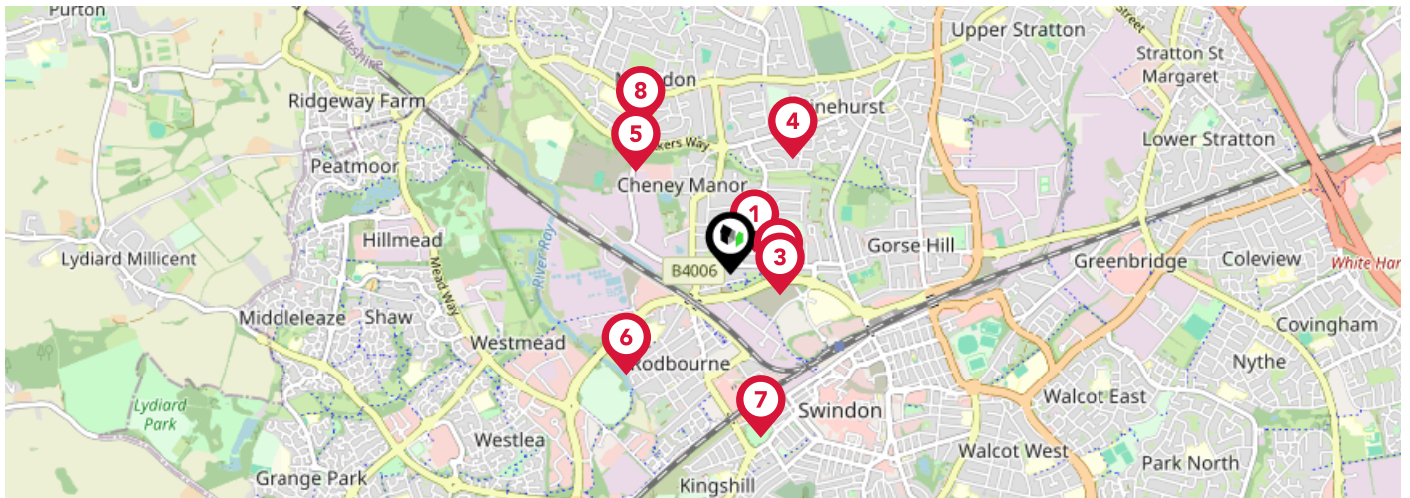
Valid until 22.02.2034









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

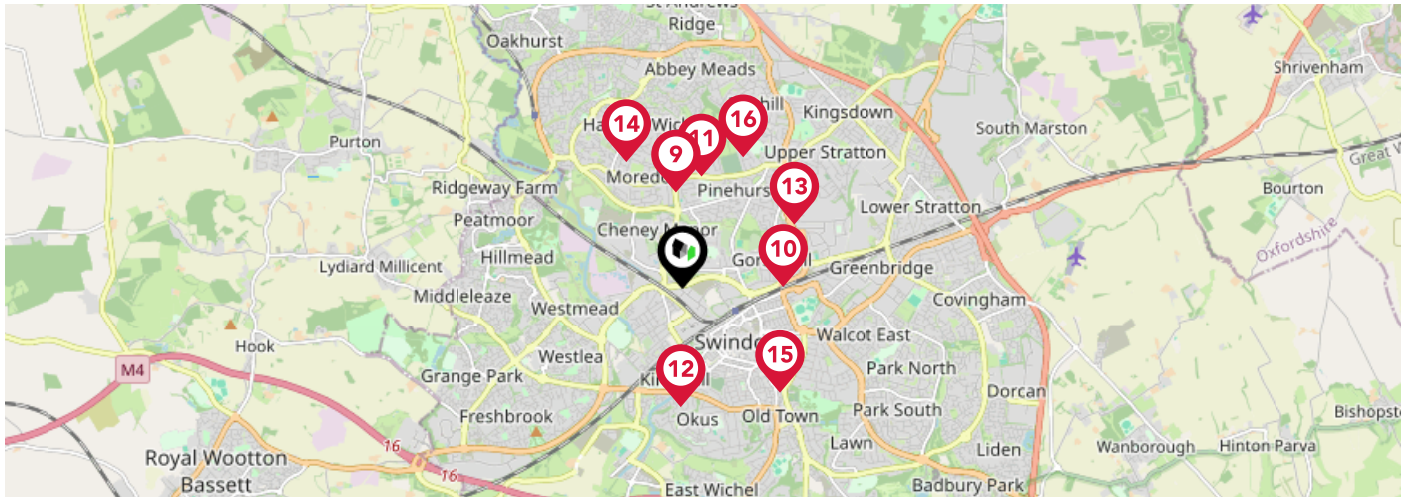
## Additional EPC Data









<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	95 m <sup>2</sup>



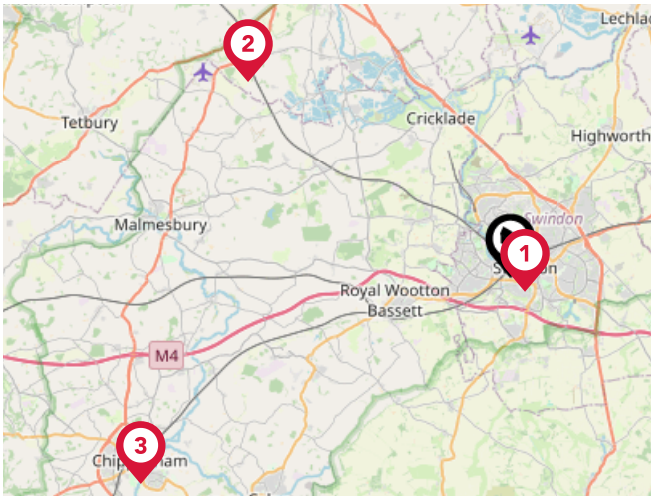


		Nursery	Primary	Secondary	College	Private
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ferndale Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 508   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swindon Academy</b> Ofsted Rating: Good   Pupils: 1858   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nova Hreod Academy</b> Ofsted Rating: Good   Pupils: 832   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Even Swindon Primary School</b> Ofsted Rating: Good   Pupils: 706   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moredon Primary School</b> Ofsted Rating: Outstanding   Pupils: 443   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



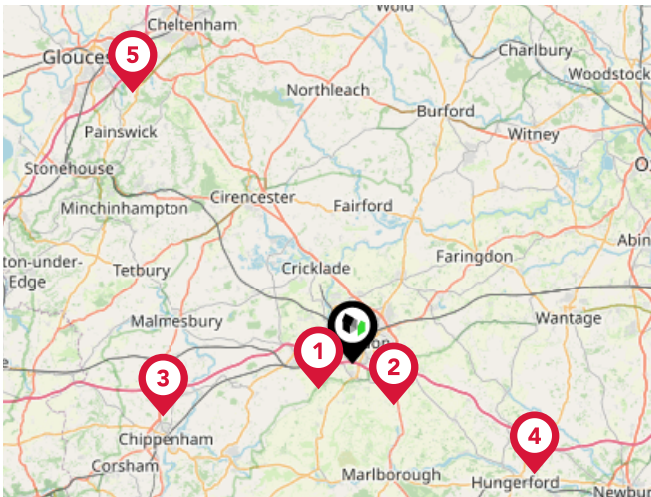
	Nursery	Primary	Secondary	College	Private
 <b>Rodbourne Cheney Primary School</b> Ofsted Rating: Outstanding   Pupils: 284   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Greenmeadow Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.09	<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:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Haydon Wick Primary School</b> Ofsted Rating: Outstanding   Pupils: 276   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Seven Fields Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 336   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



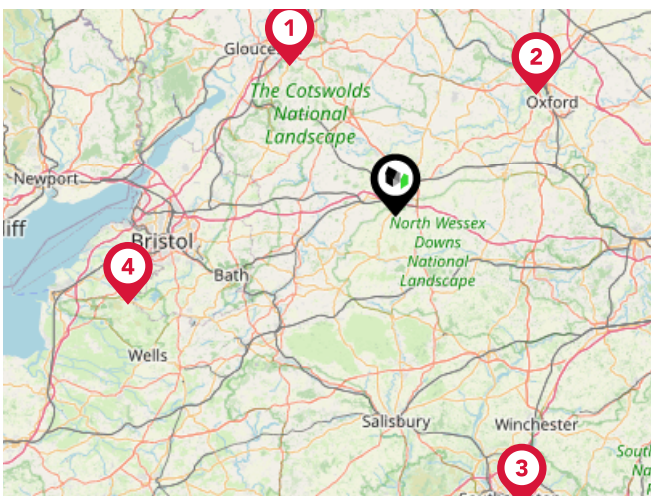
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.71 miles
2	Kemble Rail Station	12.08 miles
3	Chippenham Rail Station	15.66 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.06 miles
2	M4 J15	4.42 miles
3	M4 J17	14.49 miles
4	M4 J14	15.85 miles
5	M5 J11A	25.49 miles

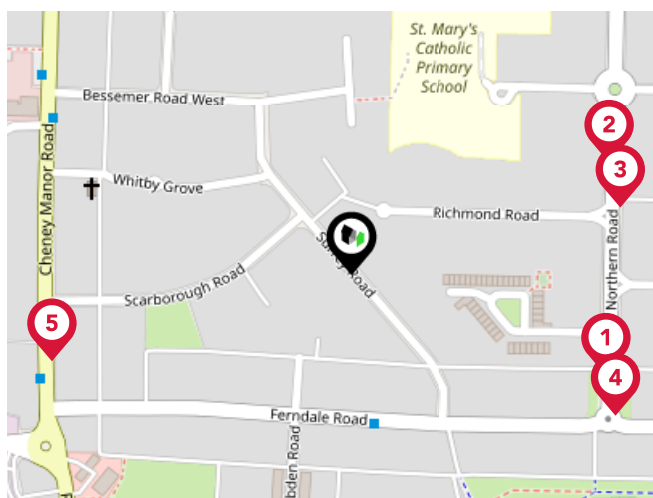


## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27 miles
2	London Oxford Airport	27.51 miles
3	Southampton Airport	47.02 miles
4	Bristol International Airport	41.4 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wiltshire Avenue	0.16 miles
2	Bessemer Road	0.16 miles
3	Bessemer Road	0.16 miles
4	Wiltshire Avenue	0.17 miles
5	Scarborough Road	0.18 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

