

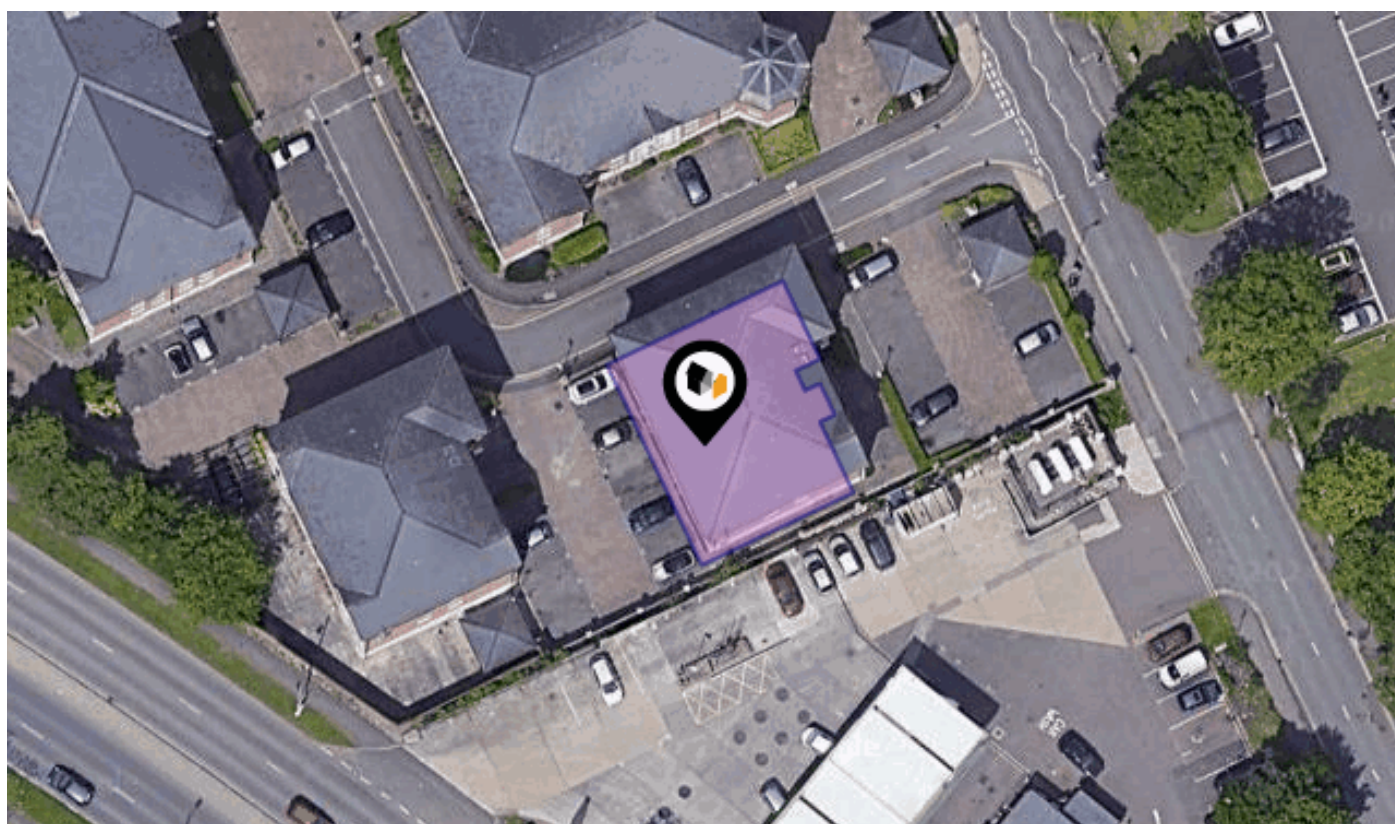


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 26th February 2024



BRUNEL CRESCENT, SWINDON, SN2

McFarlane Sales & Lettings Ltd

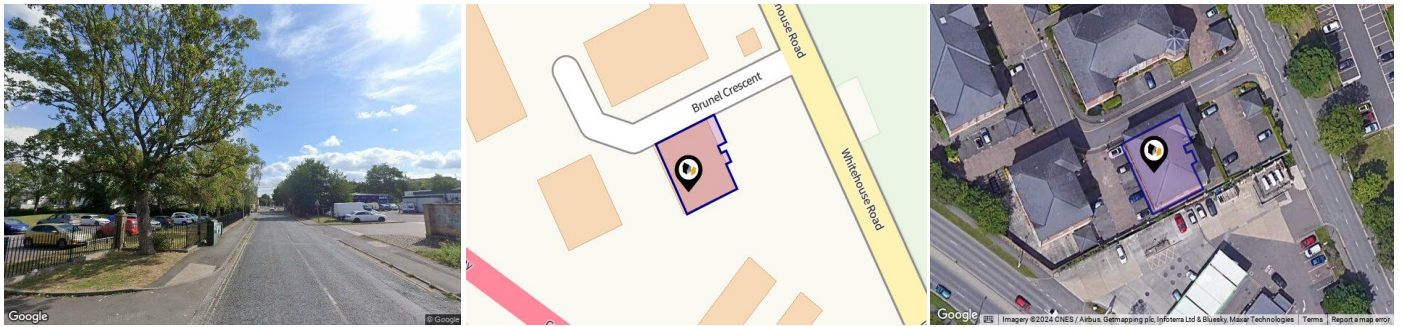
28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£206
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	570 ft ² / 53 m ²	Start Date:	19/06/2006
Plot Area:	0.07 acres	End Date:	01/01/3004
Year Built :	2006	Lease Term:	999 Years from 1 January 2005
Council Tax :	Band B	Term Remaining:	980 years
Annual Estimate:	£1,541		
Title Number:	WT251059		
UPRN:	10010430358		

Local Area

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

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:

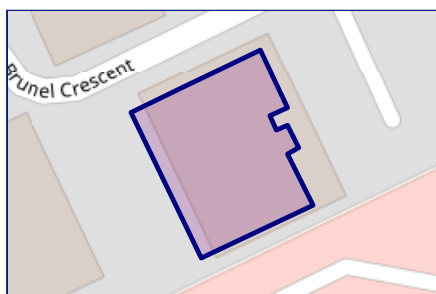


Freehold Title Plan



WT152285

Leasehold Title Plan



WT251059

Start Date: 19/06/2006
End Date: 01/01/3004
Lease Term: 999 Years from 1 January 2005
Term Remaining: 980 years

Property EPC - Certificate

Brunel Crescent, SN2

Energy rating

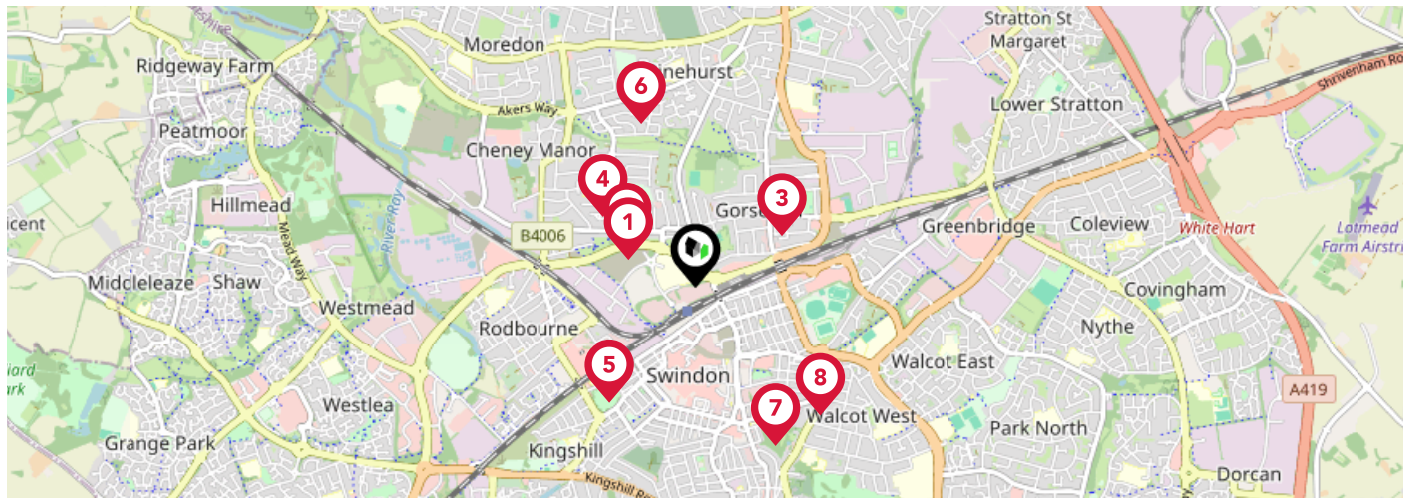
C

Valid until 18.01.2027

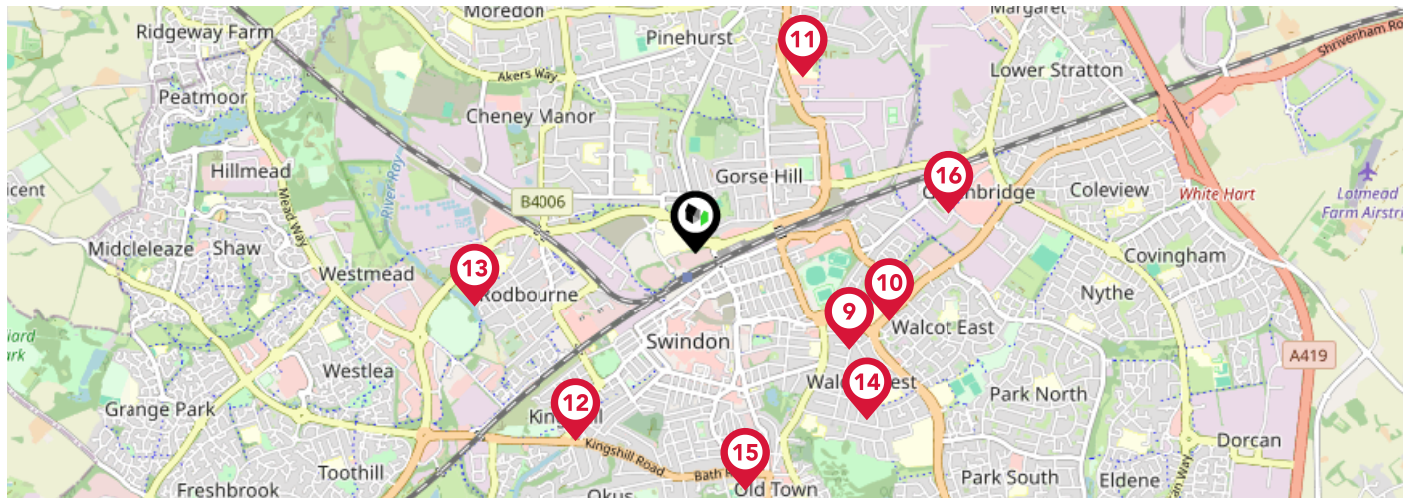
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, supply and extract
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²



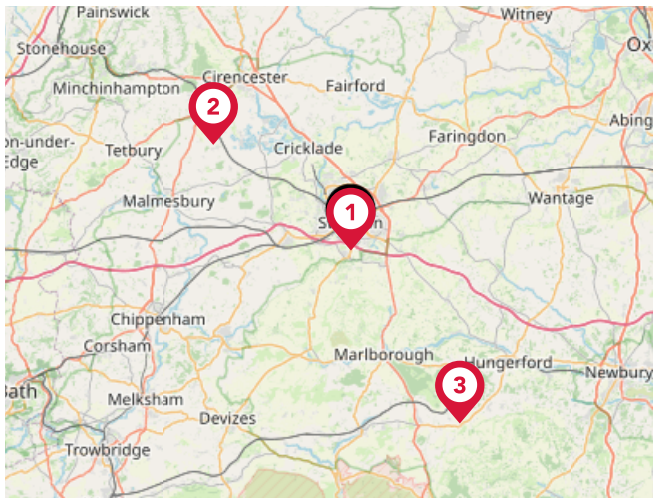
		Nursery	Primary	Secondary	College	Private
1	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crowdys Hill School Ofsted Rating: Good Pupils: 230 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:1.02	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
	Horizons College Ofsted Rating: Not Rated Pupils:0 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

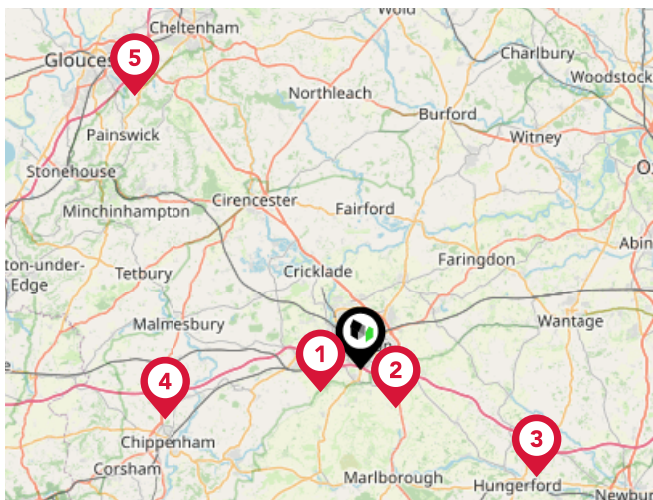
Area

Transport (National)



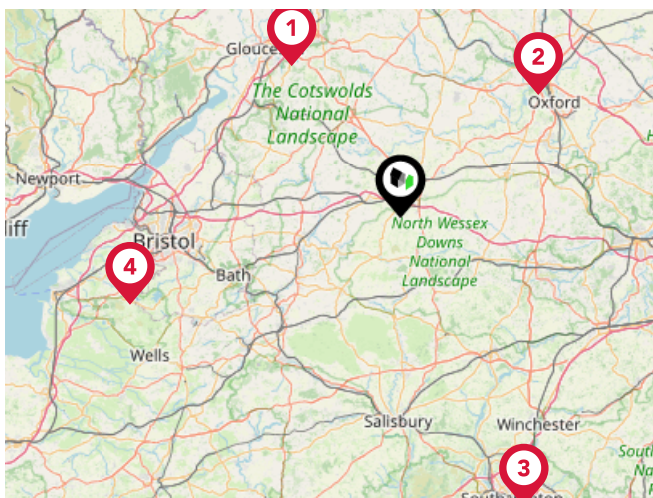
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.26 miles
2	Kemble Rail Station	12.64 miles
3	Bedwyn Rail Station	15.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.38 miles
2	M4 J15	3.89 miles
3	M4 J14	15.27 miles
4	M4 J17	14.95 miles
5	M5 J11A	26 miles

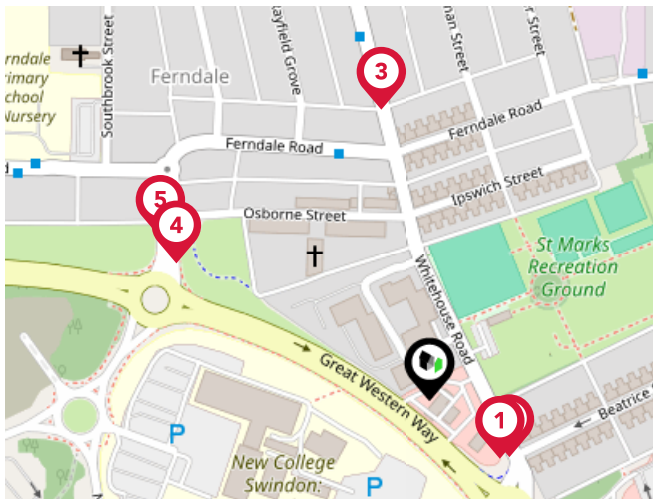


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.5 miles
2	London Oxford Airport	27.26 miles
3	Southampton Airport	46.6 miles
4	Bristol International Airport	41.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beatrice Street	0.05 miles
2	Beatrice Street	0.06 miles
3	Bradleys Corner	0.17 miles
4	North Star Avenue	0.17 miles
5	North Star Avenue	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:



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SALES & LETTINGS

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Valuation Office Agency



Royal Mail