

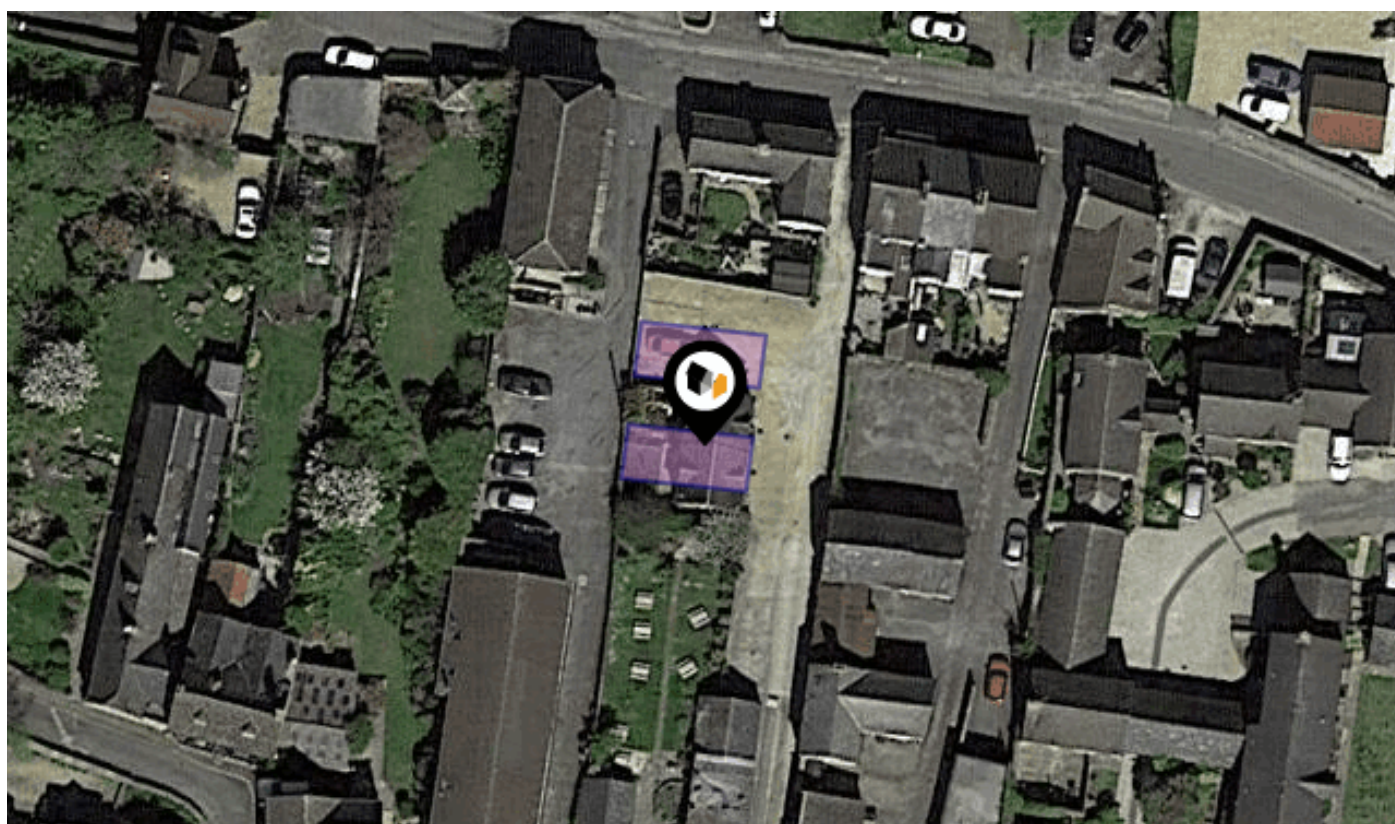


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 26th February 2024



RED LION MEWS, HIGHWORTH, SWINDON, SN6

McFarlane Sales & Lettings Ltd

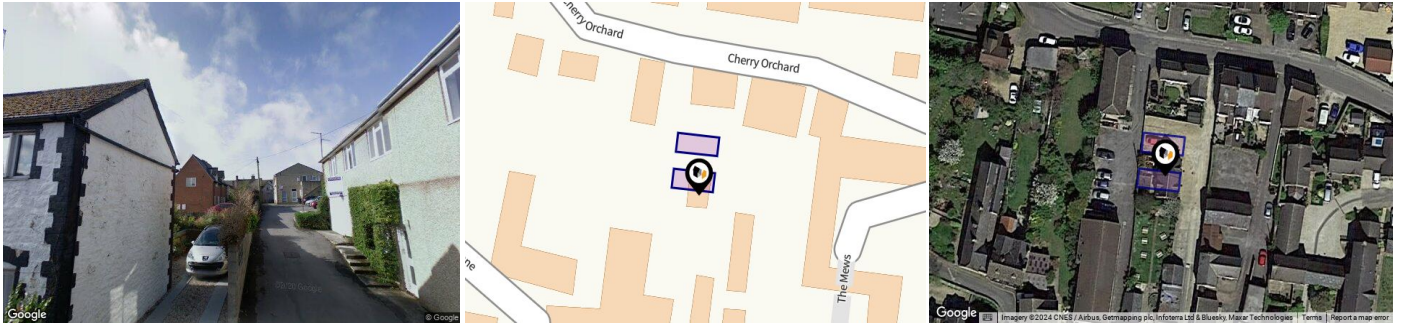
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	505 ft ² / 47 m ²		
Plot Area:	0.02 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT207733		
UPRN:	100121123598		

Local Area

Local Authority:	Swindon
Conservation Area:	Highworth, Swindon
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Highworth, SN6

Energy rating

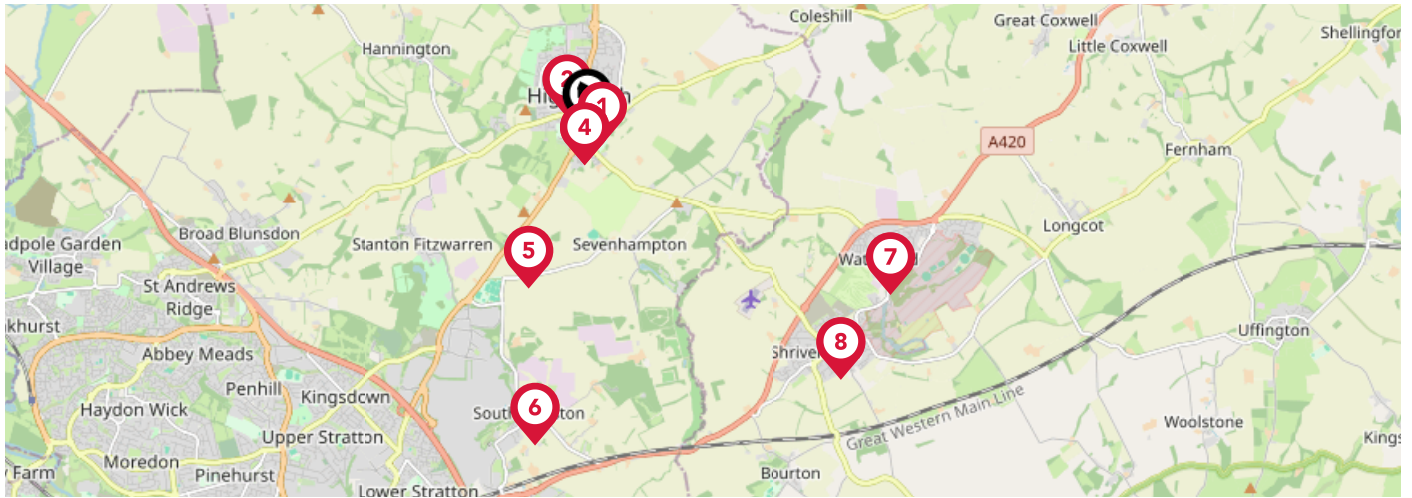
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Valid until 13.12.2031

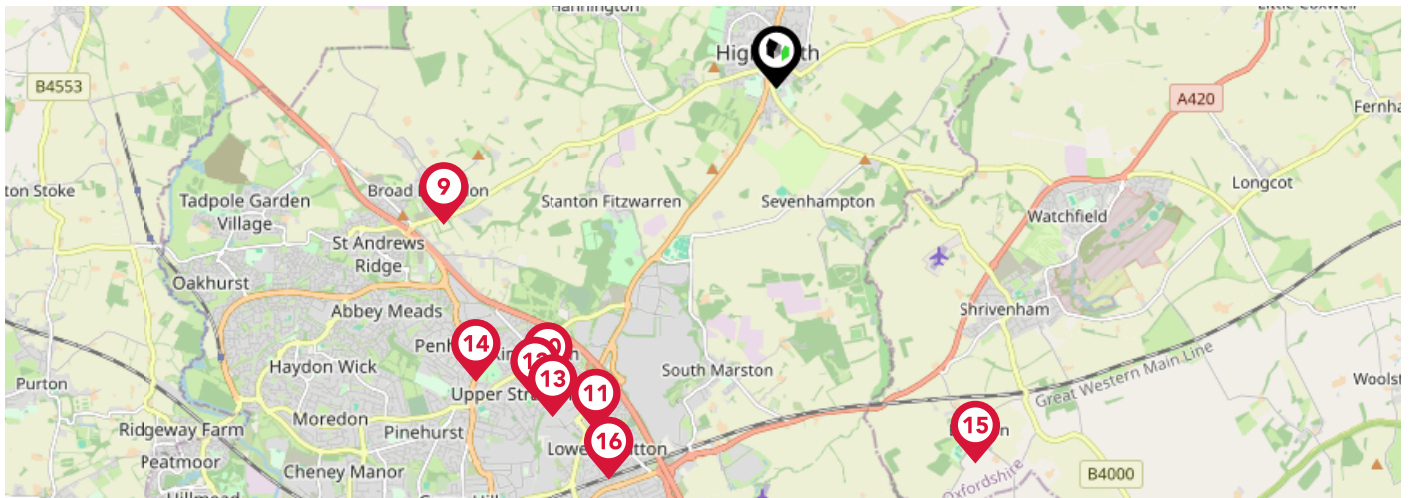
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Solid, limited insulation (assumed)
Total Floor Area:	47 m ²



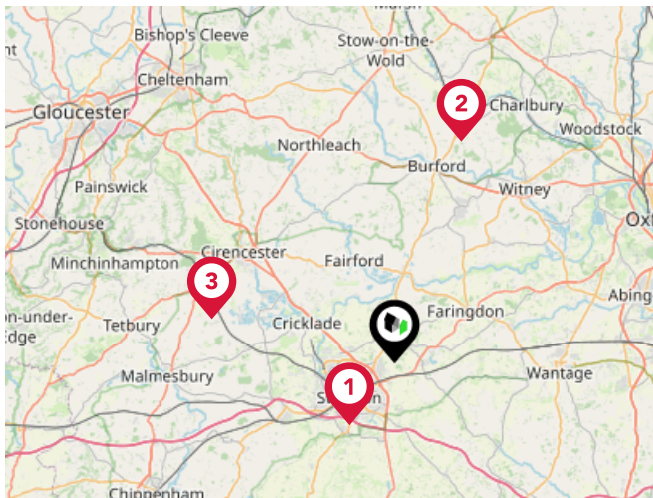
	Nursery	Primary	Secondary	College	Private
<p>1 Eastrop Infant School Ofsted Rating: Good Pupils: 169 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Westrop Primary & Nursery School Ofsted Rating: Good Pupils: 301 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Southfield Junior School Ofsted Rating: Good Pupils: 237 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Highworth Warneford School Ofsted Rating: Requires Improvement Pupils: 905 Distance:0.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Maranatha Christian School Ofsted Rating: Not Rated Pupils: 56 Distance:1.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 South Marston Church of England Primary School Ofsted Rating: Good Pupils: 112 Distance:2.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Watchfield Primary School Ofsted Rating: Good Pupils: 387 Distance:3.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Shrivenham Church of England Controlled School Ofsted Rating: Good Pupils: 184 Distance:3.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Leonard's Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:3.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Kingsdown School Ofsted Rating: Good Pupils: 955 Distance:3.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Grange Infants' School Ofsted Rating: Requires Improvement Pupils: 262 Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Catherine's Catholic Primary School, Swindon Ofsted Rating: Good Pupils: 213 Distance:3.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ruskin Junior School Ofsted Rating: Requires Improvement Pupils: 304 Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Luke's Academy Ofsted Rating: Good Pupils: 72 Distance:3.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Pinewood School Ofsted Rating: Not Rated Pupils: 412 Distance:3.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Grange Junior School Ofsted Rating: Inadequate Pupils: 330 Distance:3.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

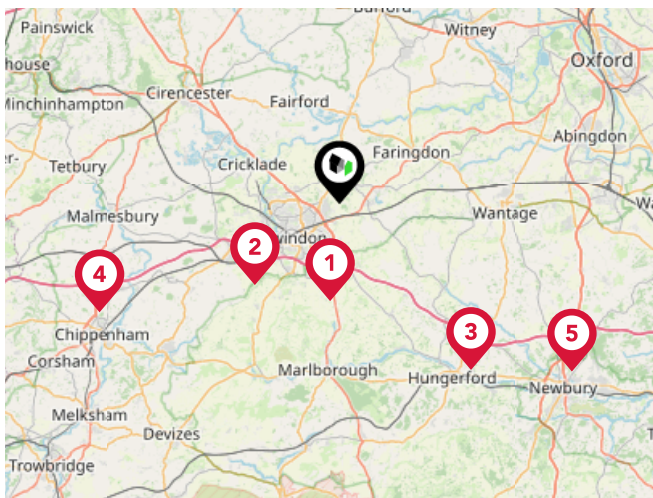
Area

Transport (National)



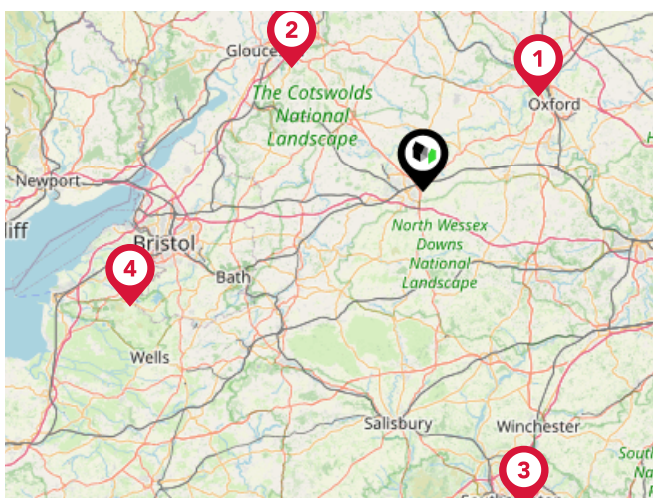
National Rail Stations

Pin	Name	Distance
	Swindon Rail Station	5.61 miles
	Shipton Rail Station	16.95 miles
	Kemble Rail Station	13.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J15	7.27 miles
	M4 J16	8.6 miles
	M4 J14	15.72 miles
	M4 J17	19.45 miles
	M4 J13	21.16 miles

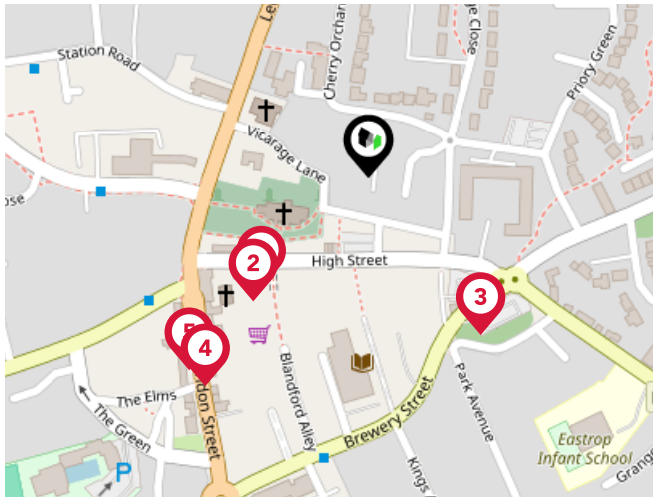


Airports/Helipads

Pin	Name	Distance
	London Oxford Airport	21.99 miles
	Gloucestershire Airport	26.36 miles
	Southampton Airport	49.49 miles
	Bristol International Airport	46.32 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highworth High Street	0.09 miles
2	Highworth High Street	0.1 miles
3	Brewery Street	0.11 miles
4	Swindon Street	0.15 miles
5	Swindon Street	0.15 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

