

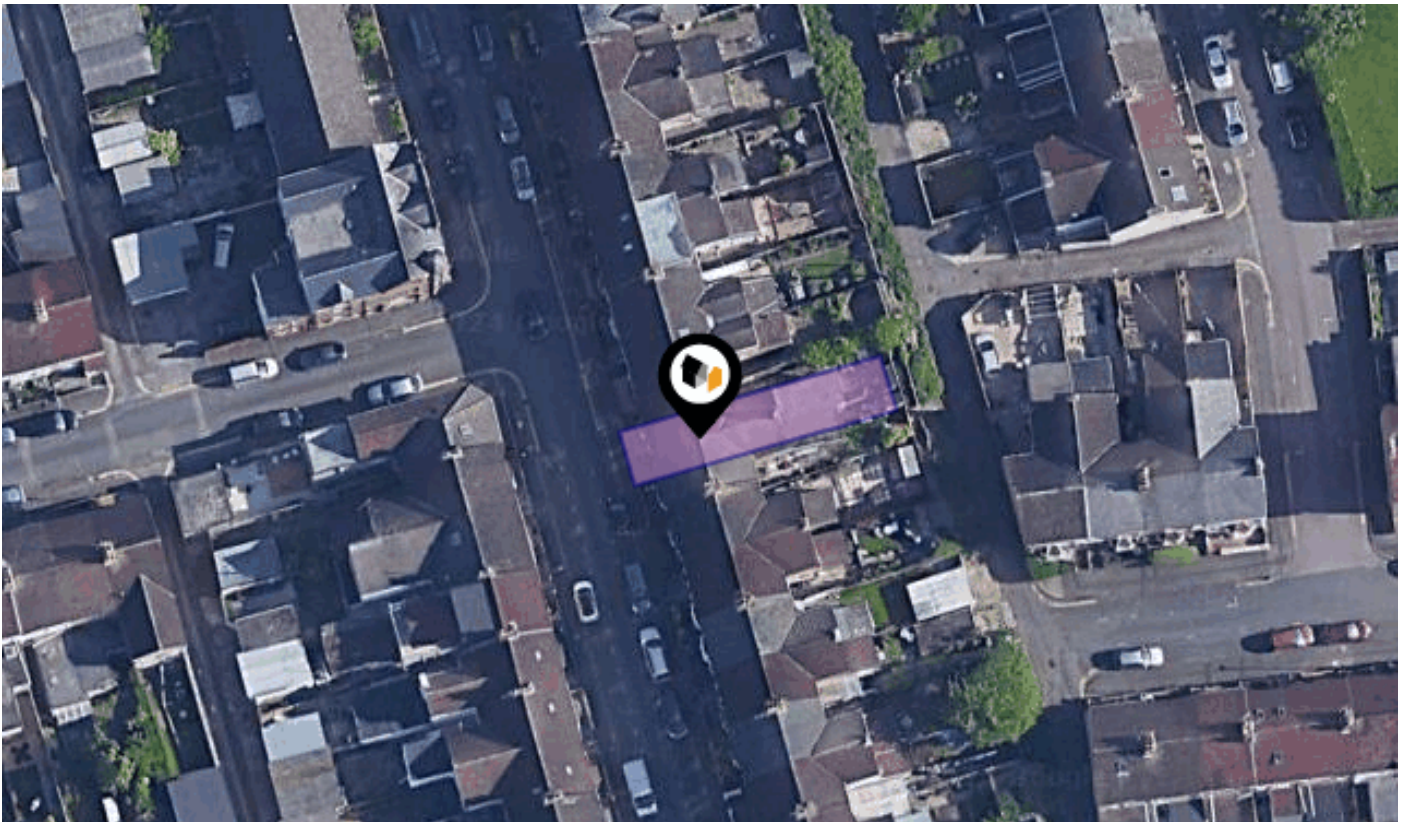


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 04th March 2024



HYTHE ROAD, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£201
Bedrooms:	3	Tenure:	Freehold
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT291242		
UPRN:	100121138417		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	48 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN1

Energy rating

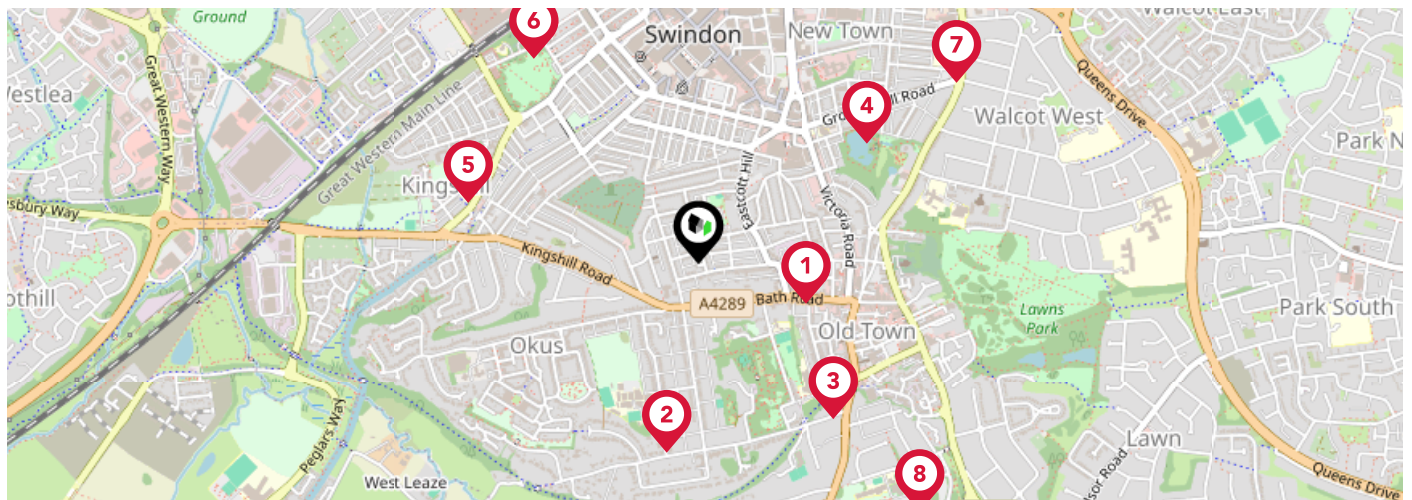
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Valid until 17.07.2031

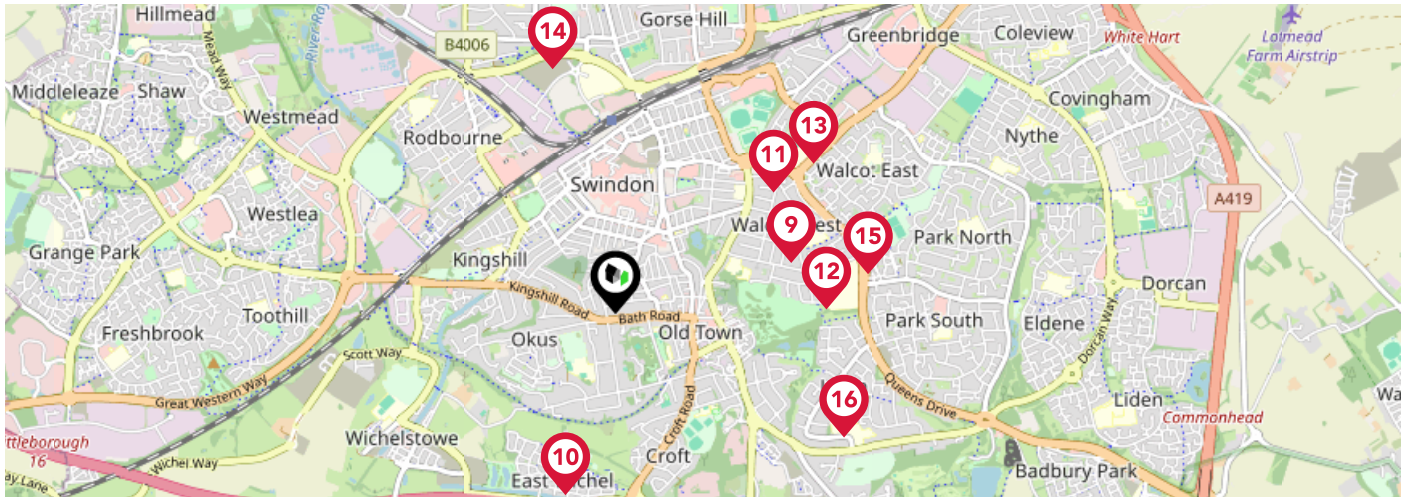
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
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 92% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	92 m ²



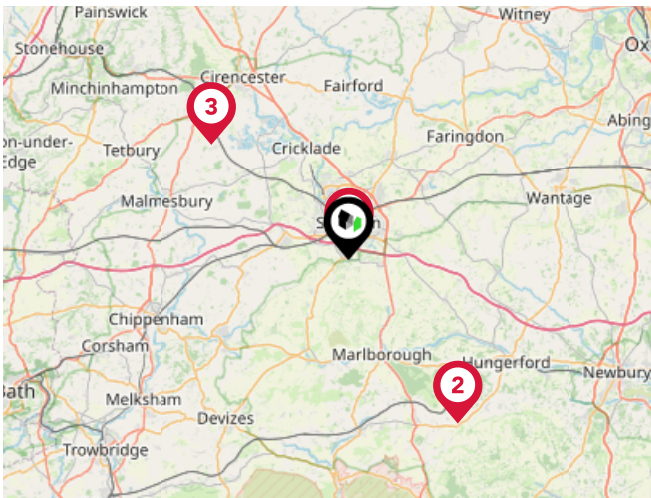
	Nursery	Primary	Secondary	College	Private
<p>1 King William Street Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Commonwealth School</p> <p>Ofsted Rating: Good Pupils: 1386 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Lethbridge Primary School</p> <p>Ofsted Rating: Good Pupils: 484 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Holy Rood Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 419 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Robert Le Kyng Primary School</p> <p>Ofsted Rating: Good Pupils: 417 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 UTC Swindon</p> <p>Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Drove Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 743 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Croft Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 414 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New College Swindon Ofsted Rating: Good Pupils:0 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

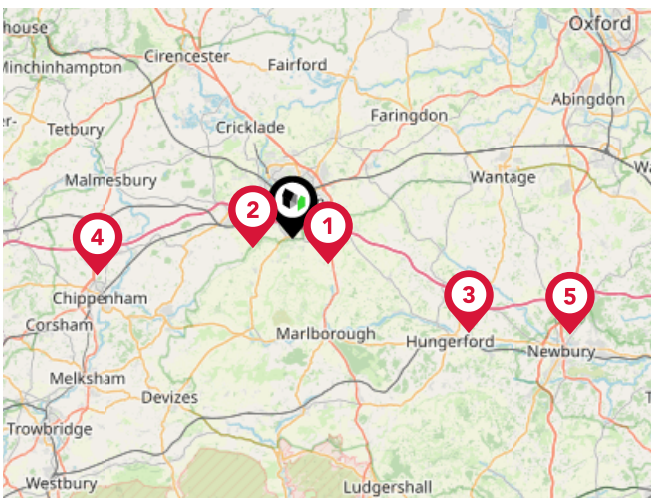
Area

Transport (National)



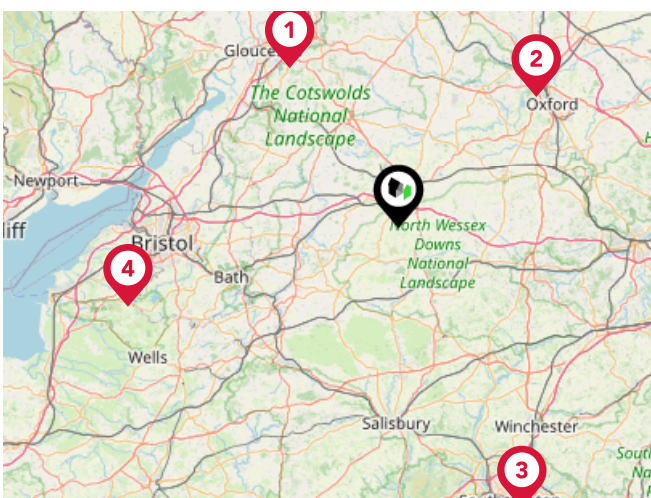
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.74 miles
2	Bedwyn Rail Station	14.54 miles
3	Kemble Rail Station	13.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.22 miles
2	M4 J16	3 miles
3	M4 J14	14.79 miles
4	M4 J17	14.71 miles
5	M4 J13	21.63 miles

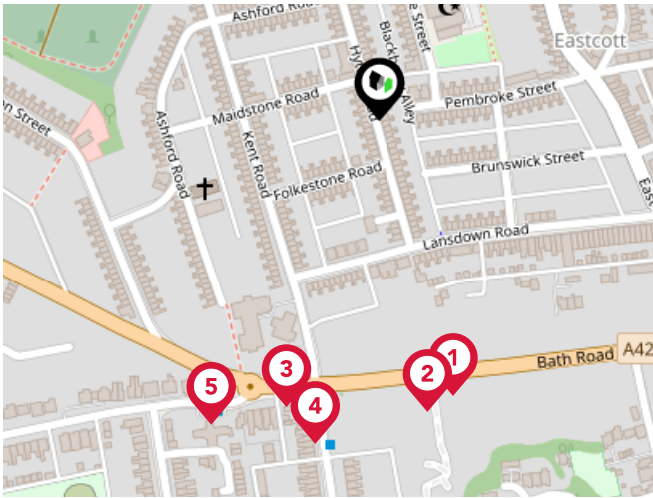


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.31 miles
2	London Oxford Airport	27.95 miles
3	Southampton Airport	45.69 miles
4	Bristol International Airport	41.54 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fairhaven	0.16 miles
2	Fairhaven	0.17 miles
3	Kent Road	0.17 miles
4	Kent Road Corner	0.19 miles
5	The Mall	0.2 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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Valuation Office Agency

