

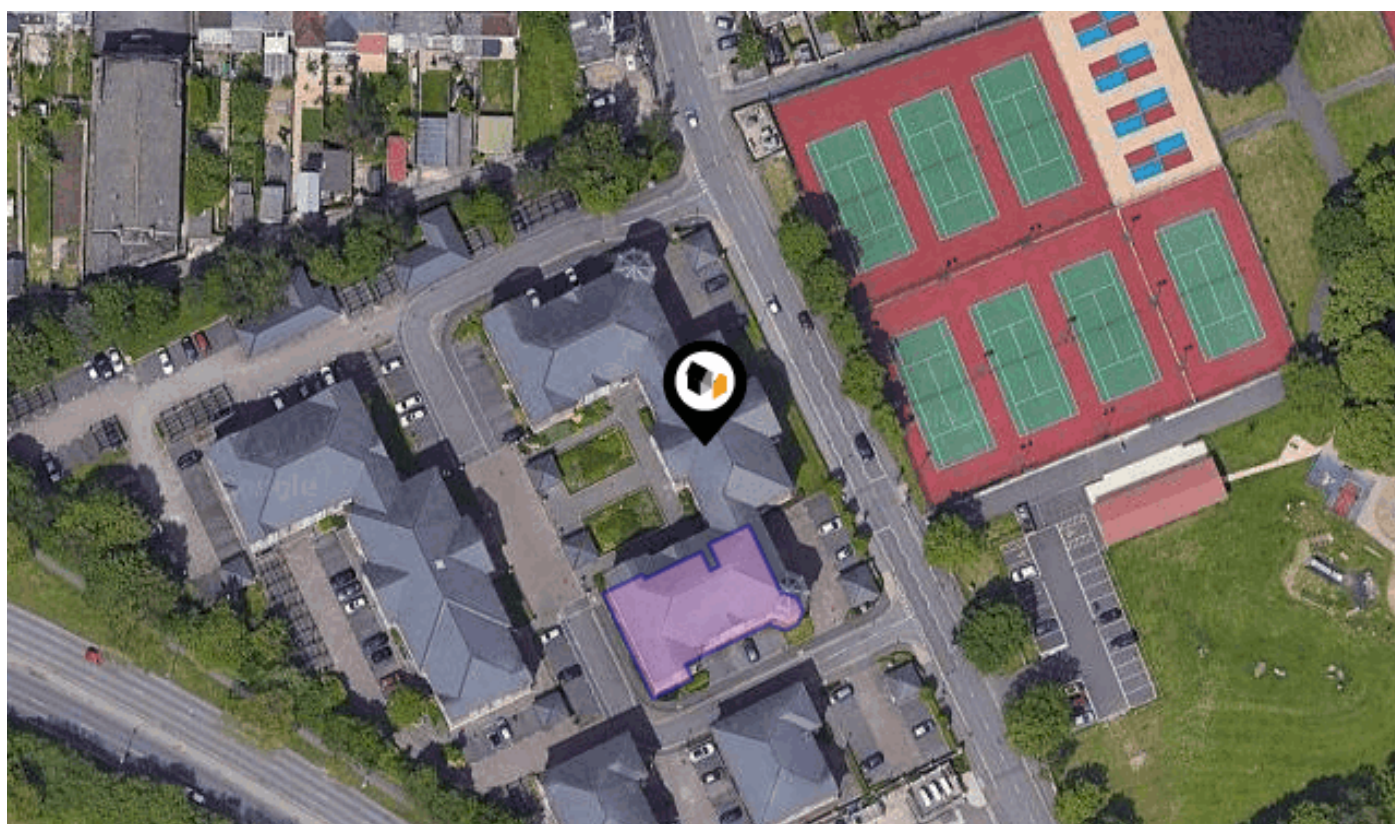


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Thursday 07<sup>th</sup> March 2024**



## **BRUNEL CRESCENT, SWINDON, SN2**

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

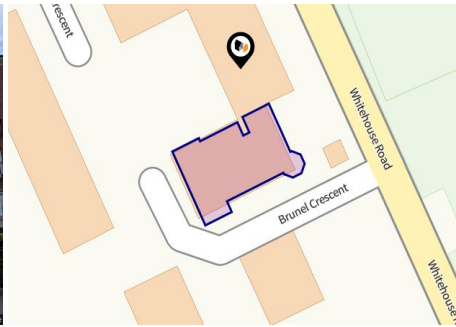
28-30 Wood Street Swindon SN1 4AB

01793 611841

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www.mcfarlaneproperty.com





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£212
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	753 ft <sup>2</sup> / 70 m <sup>2</sup>	<b>Start Date:</b>	16/11/2006
<b>Plot Area:</b>	0.12 acres	<b>End Date:</b>	01/01/3004
<b>Year Built :</b>	2003-2006	<b>Lease Term:</b>	999 years from 1 January 2005
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	980 years
<b>Annual Estimate:</b>	£1,762		
<b>Title Number:</b>	WT255262		
<b>UPRN:</b>	10010430496		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Brunel Crescent, SN2

Energy rating

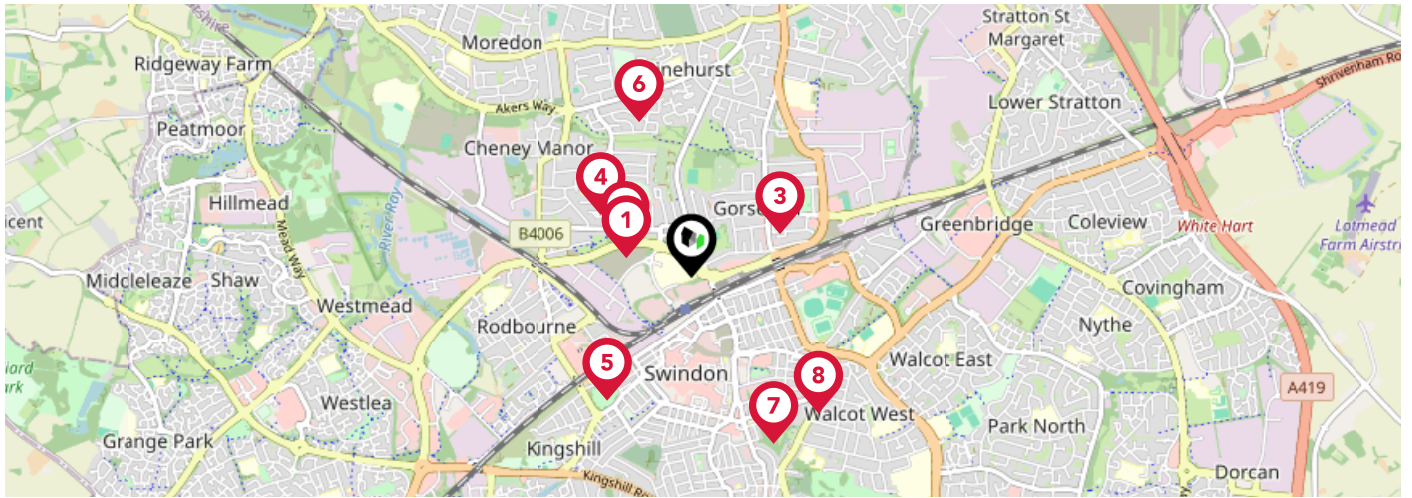
# B

Valid until 19.08.2029

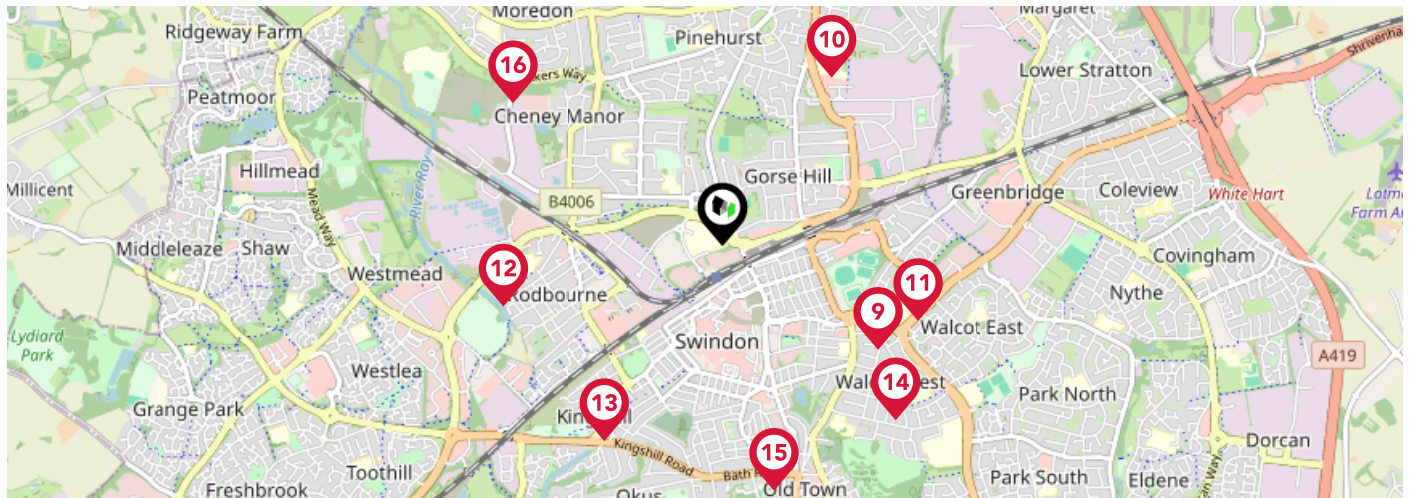
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81   B	← 82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	70 m <sup>2</sup>



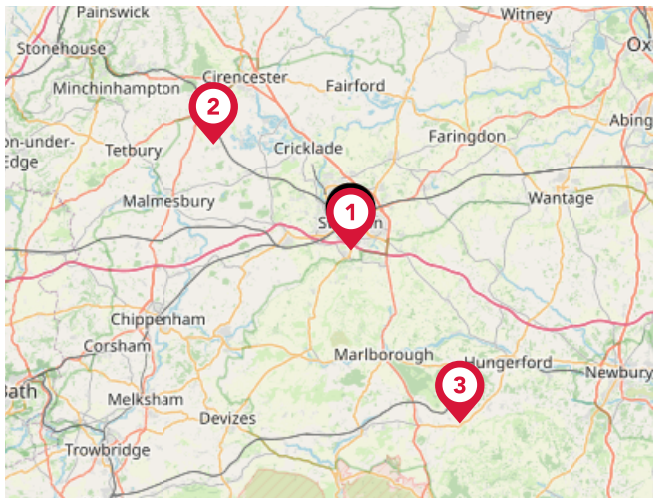
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ferndale Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 508   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Swindon Academy</b> Ofsted Rating: Good   Pupils: 1858   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Holy Cross Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 324   Distance:0.86	<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:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Joseph's Catholic College</b> Ofsted Rating: Good   Pupils: 1306   Distance:0.97	<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: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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lainesmead Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 454   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King William Street Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Nova Hreod Academy</b> Ofsted Rating: Good   Pupils: 832   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

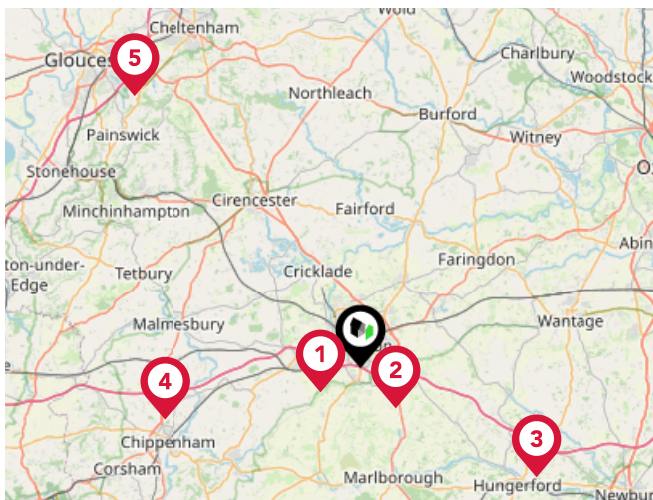
# Area

## Transport (National)



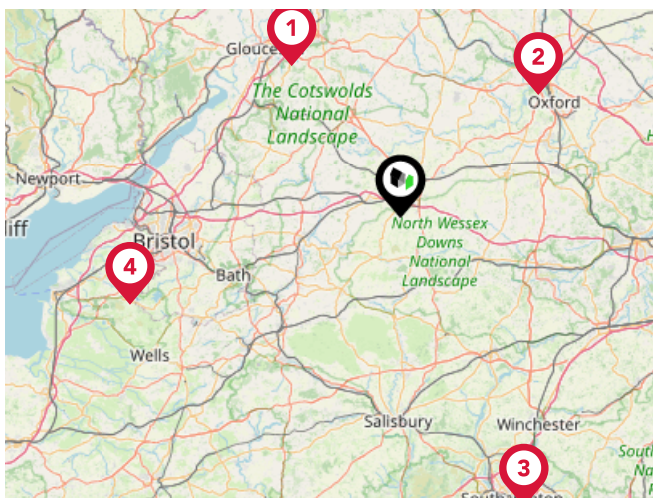
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.3 miles
2	Kemble Rail Station	12.62 miles
3	Bedwyn Rail Station	15.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.4 miles
2	M4 J15	3.92 miles
3	M4 J14	15.3 miles
4	M4 J17	14.95 miles
5	M5 J11A	25.97 miles

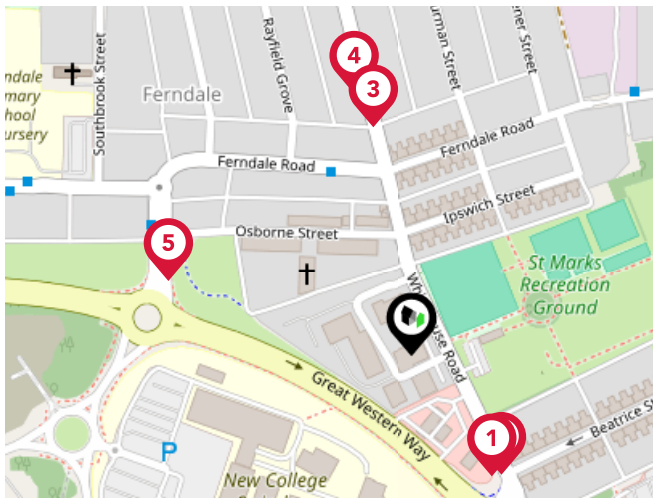


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.46 miles
2	London Oxford Airport	27.24 miles
3	Southampton Airport	46.64 miles
4	Bristol International Airport	41.85 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Beatrice Street	0.08 miles
2	Beatrice Street	0.09 miles
3	Bradleys Corner	0.13 miles
4	Bradleys Corner	0.16 miles
5	North Star Avenue	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:



# mcfarlane

SALES & LETTINGS

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Valuation Office Agency

