

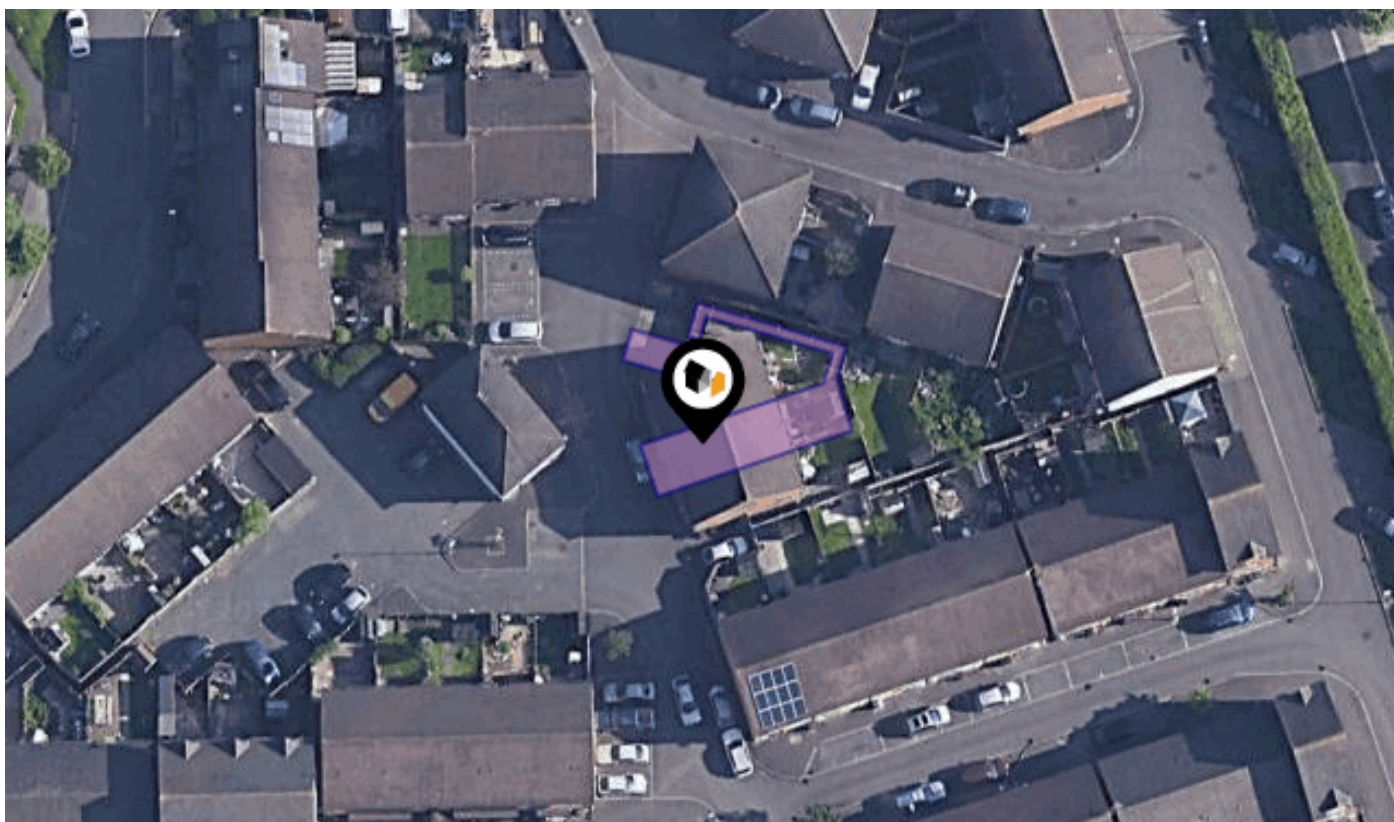


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 11th March 2024



ALBANY CLOSE, SWINDON, SN3

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

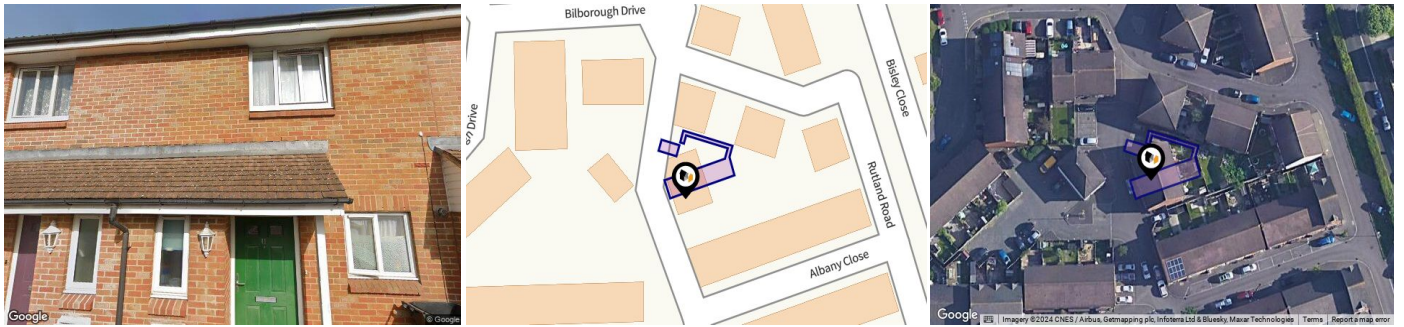
01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£147
Bedrooms:	2	Tenure:	Freehold
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.02 acres		
Year Built :	2003-2006		
Council Tax :	Band C		
Annual Estimate:	£1,762		
Title Number:	WT420281		
UPRN:	10010428559		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	107 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN3

Energy rating

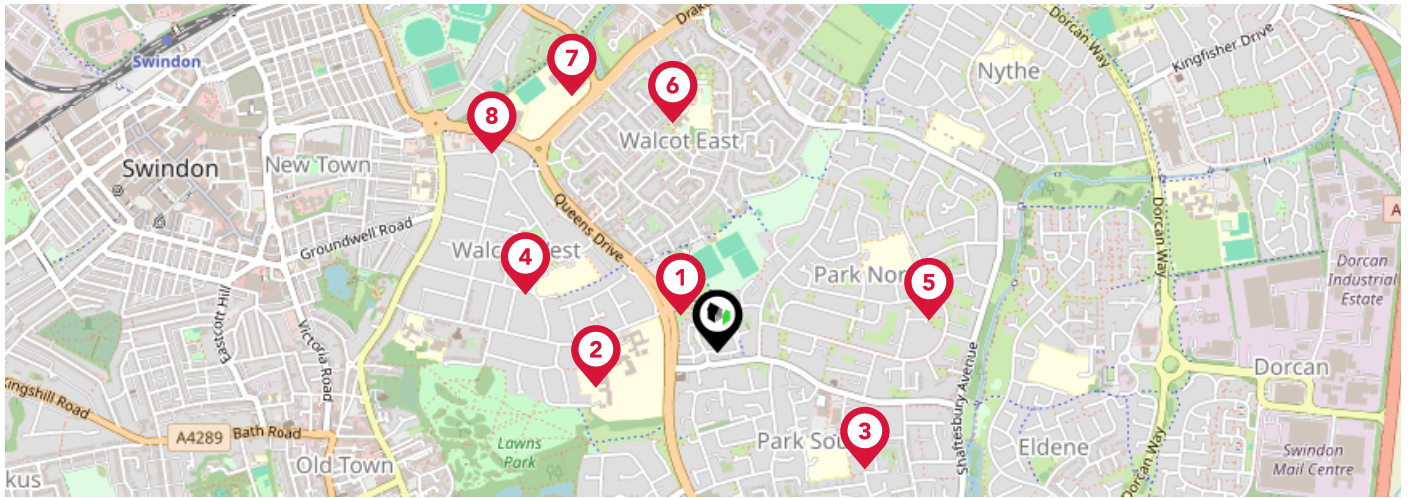
C









Valid until 31.08.2031

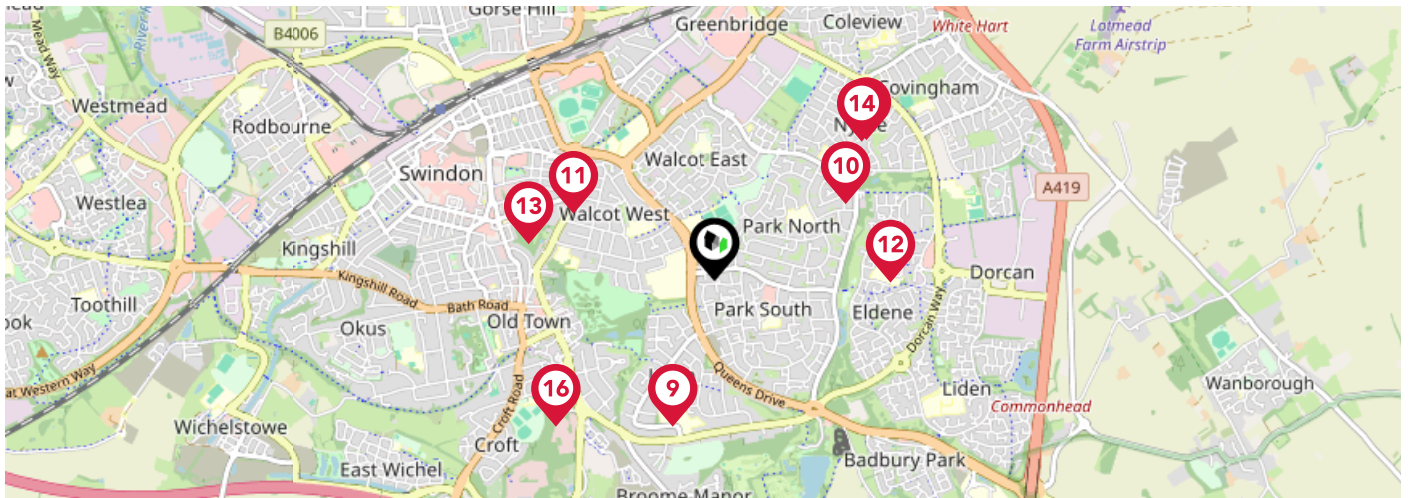
Score	Energy rating	Current	Potential
92+	A		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 93 A </div>
81-91	B		
69-80	C	<div style="background-color: #90d160; color: white; padding: 5px; display: inline-block;"> 76 c </div>	
55-68	D		
39-54	E		
21-38	F		
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 installed during or after 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:	Average
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	78 m ²



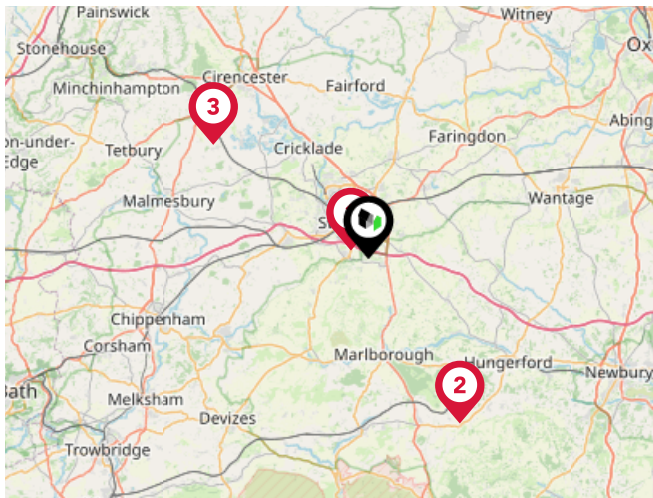
		Nursery	Primary	Secondary	College	Private
	New College Swindon Ofsted Rating: Good Pupils:0 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	OakTree Nursery and Primary School Ofsted Rating: Good Pupils: 399 Distance:0.43	<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:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goddard Park Community Primary School Ofsted Rating: Good Pupils: 593 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:0.54	<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:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 363 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Eldene Nursery and Primary School Ofsted Rating: Good Pupils: 349 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Nythe Primary School Ofsted Rating: Good Pupils:0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Nyland School Ofsted Rating: Good Pupils: 58 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

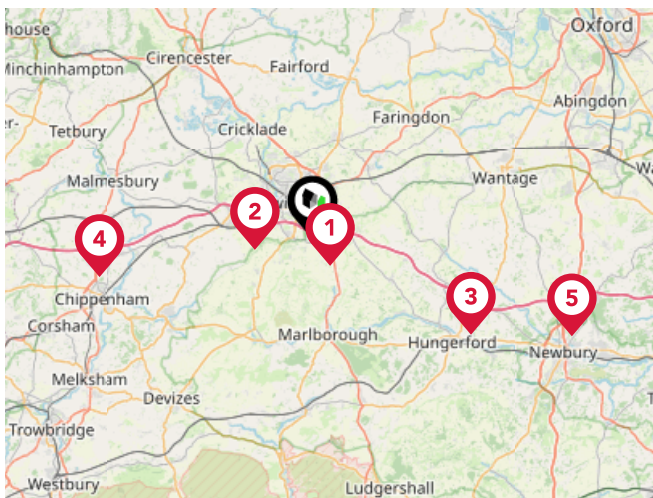
Area

Transport (National)



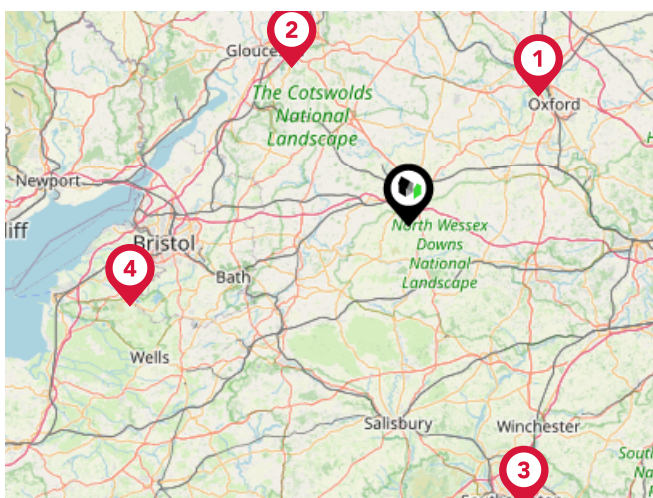
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.41 miles
2	Bedwyn Rail Station	13.98 miles
3	Kemble Rail Station	14.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	2.42 miles
2	M4 J16	4.25 miles
3	M4 J14	13.75 miles
4	M4 J17	15.96 miles
5	M4 J13	20.49 miles

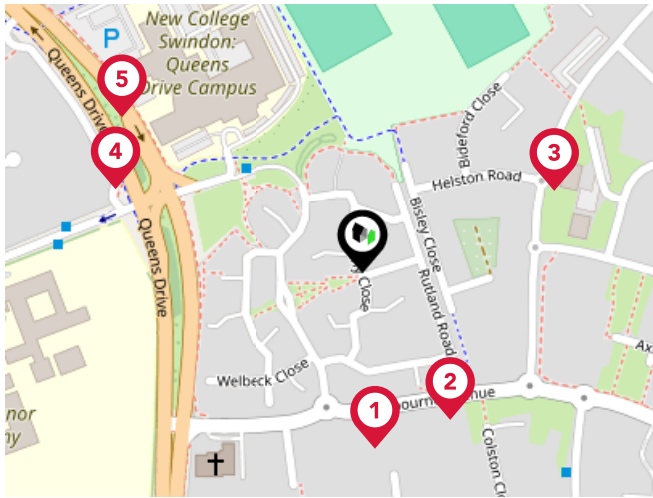


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	26.99 miles
2	Gloucestershire Airport	28.95 miles
3	Southampton Airport	45.29 miles
4	Bristol International Airport	42.77 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Colston Close	0.1 miles
2	Colston Close	0.1 miles
3	Helston Road	0.12 miles
4	New College	0.15 miles
5	New College	0.16 miles

McFarlane Sales & Lettings Ltd

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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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

McFarlane Sales & Lettings Ltd

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01793 611841

tom@mcfarlaneproperty.com

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Valuation Office Agency

