

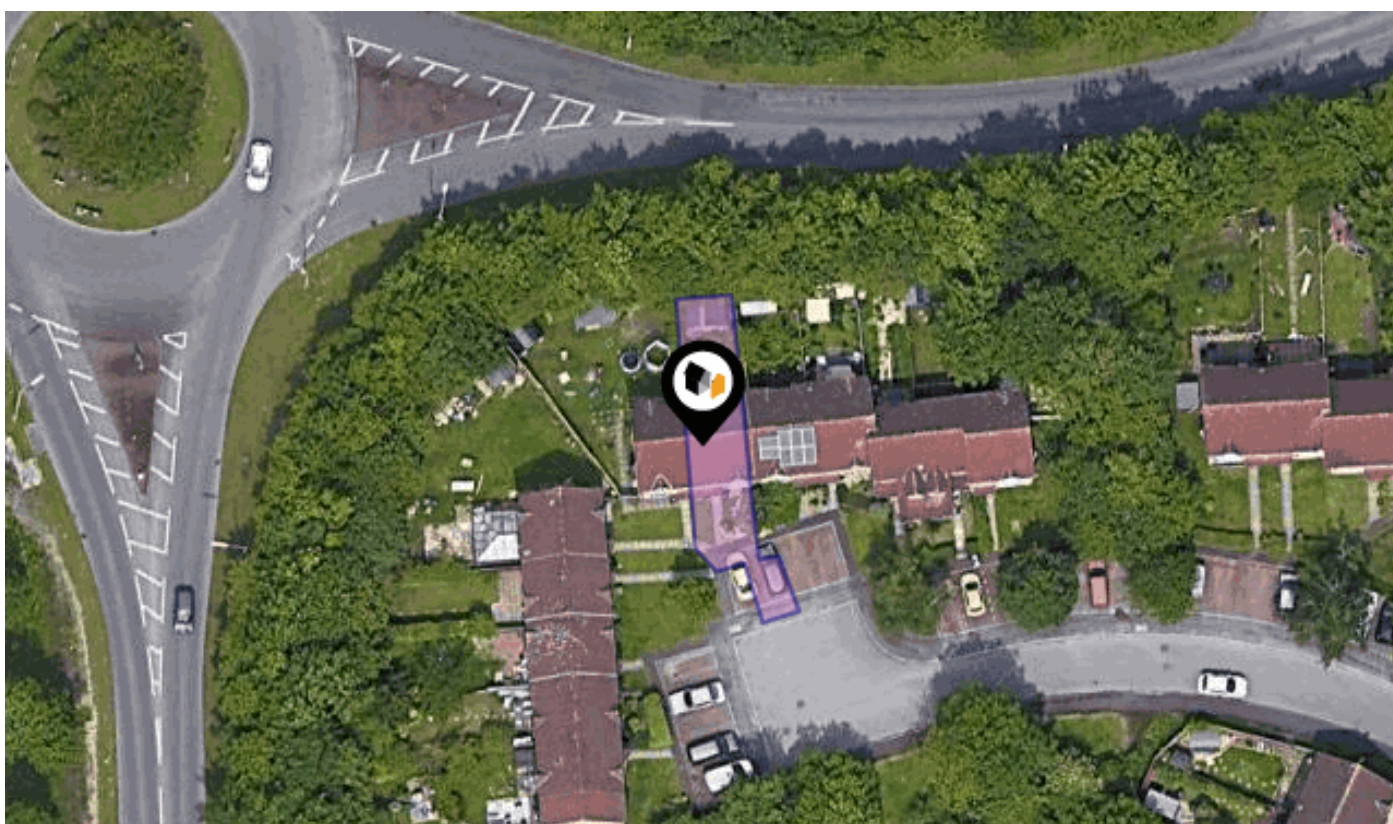


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 14th March 2024



RANNOCH CLOSE, SPARCELLS, SWINDON, SN5

McFarlane Sales & Lettings Ltd

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Property

Type:	Terraced	Last Sold £/ft²:	£181
Bedrooms:	3	Tenure:	Freehold
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT84096		
UPRN:	100121151890		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Rannoch Close, Sparcells, SN5

Energy rating

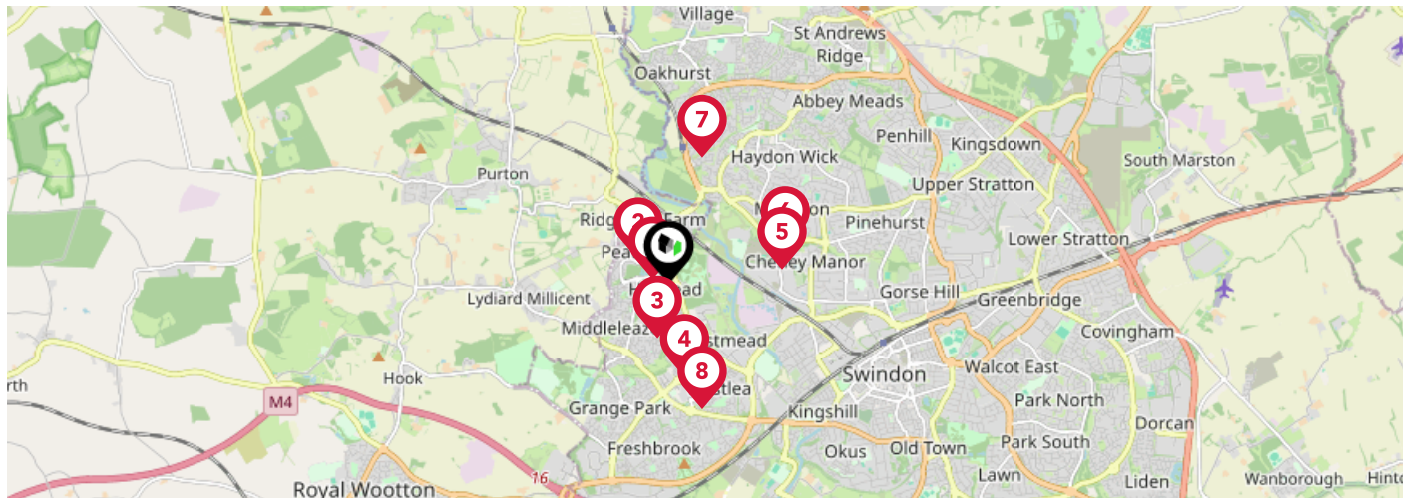
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Valid until 14.06.2030

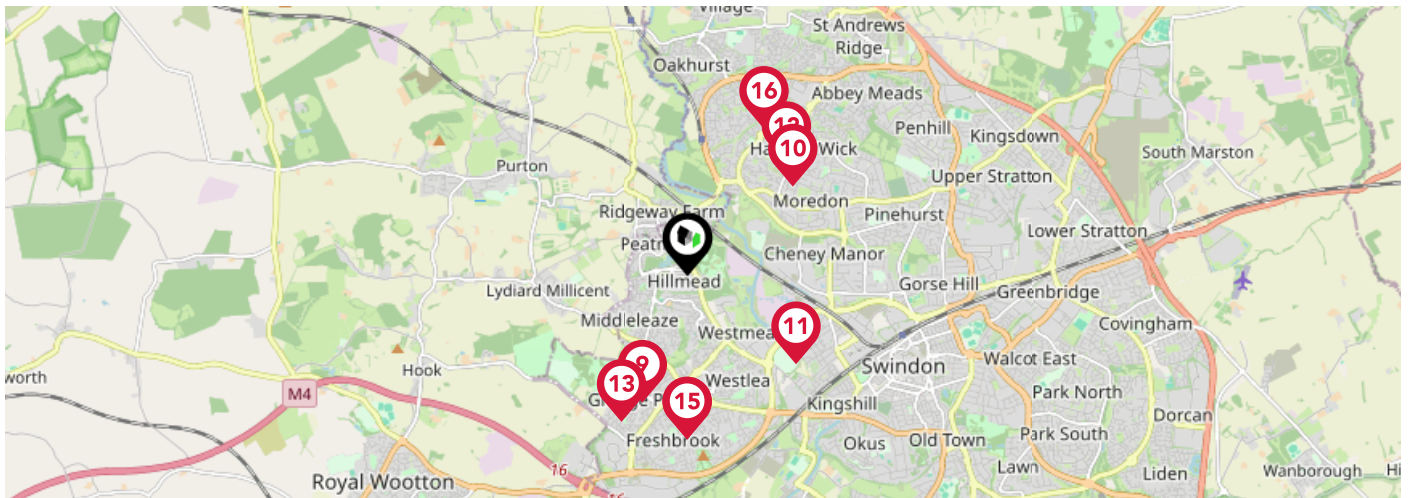
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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, no insulation (assumed)
Total Floor Area:	62 m ²

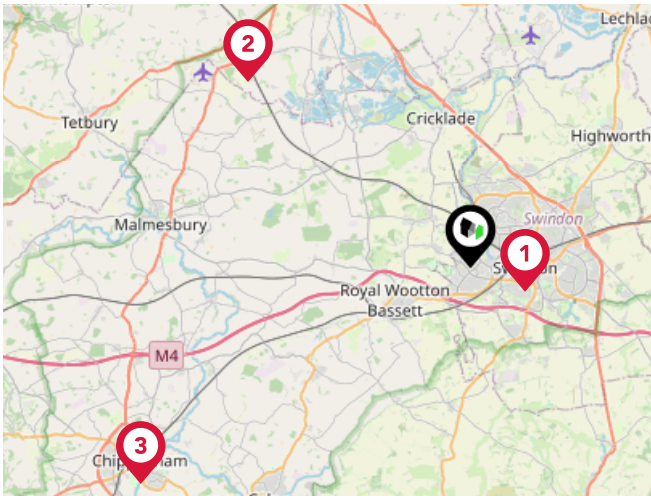


	Nursery	Primary	Secondary	College	Private
1 Peatmoor Community Primary School Ofsted Rating: Good Pupils: 194 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Ridgeway Farm CofE Academy Ofsted Rating: Good Pupils: 182 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Brook Field Primary School Ofsted Rating: Good Pupils:0 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



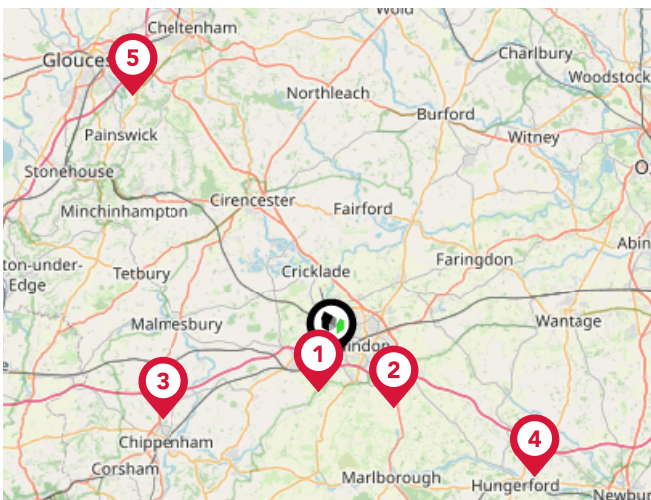
		Nursery	Primary	Secondary	College	Private
	Tregoze Primary School Ofsted Rating: Good Pupils: 210 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance:1.27	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lydiard Park Academy Ofsted Rating: Good Pupils: 1244 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oliver Tomkins Church of England Junior School Ofsted Rating: Good Pupils: 231 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oliver Tomkins Church of England Infant and Nursery School Ofsted Rating: Good Pupils: 166 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



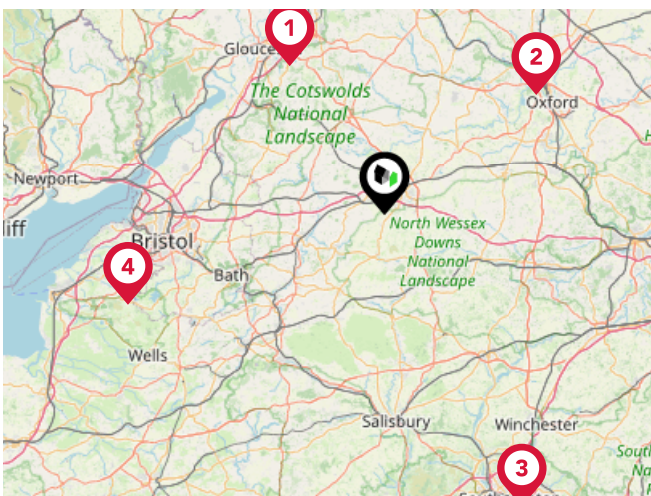
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.17 miles
2	Kemble Rail Station	10.7 miles
3	Chippenham Rail Station	14.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.42 miles
2	M4 J15	5.77 miles
3	M4 J17	13.18 miles
4	M4 J14	17.3 miles
5	M5 J11A	24.31 miles

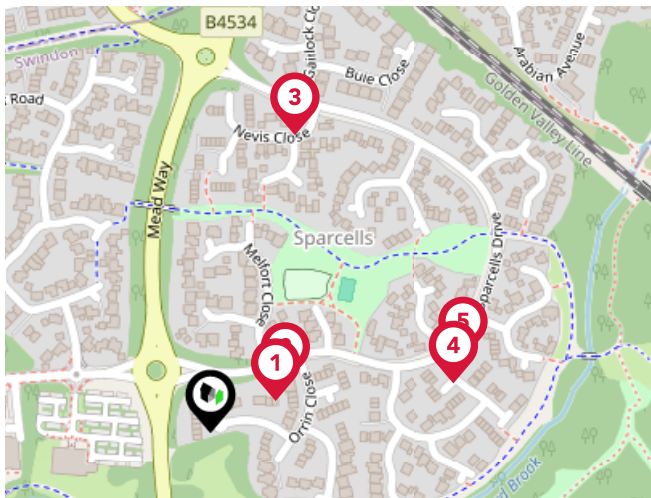


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	25.89 miles
2	London Oxford Airport	28.42 miles
3	Southampton Airport	47.96 miles
4	Bristol International Airport	40.1 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Melfort Close	0.04 miles
2	Melfort Close	0.05 miles
3	Gairlock Close	0.18 miles
4	Sandwood Close	0.14 miles
5	Sandwood Close	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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Valuation Office Agency

