

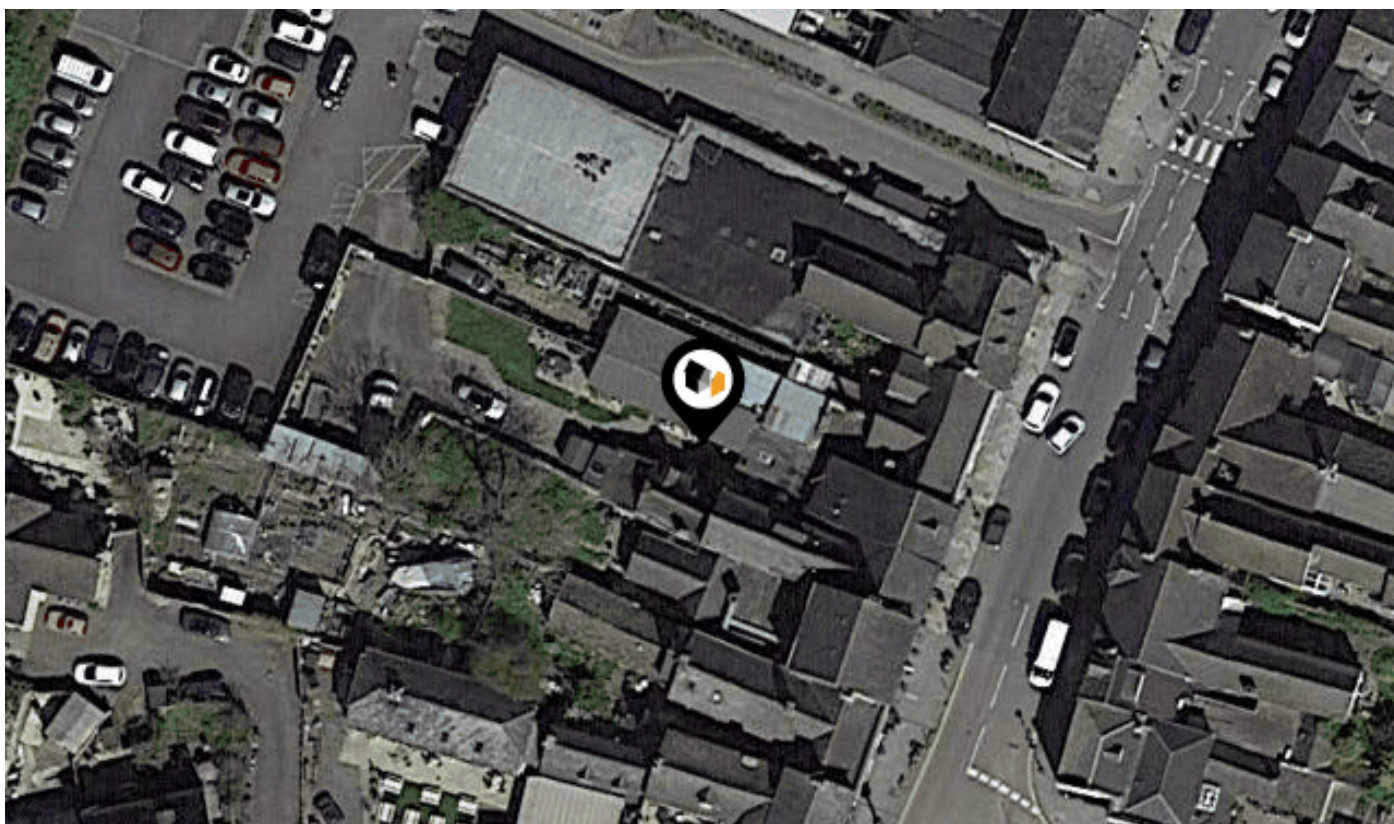


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 14<sup>th</sup> March 2024



**HIGH STREET, CRICKLADE, SWINDON, SN6**

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

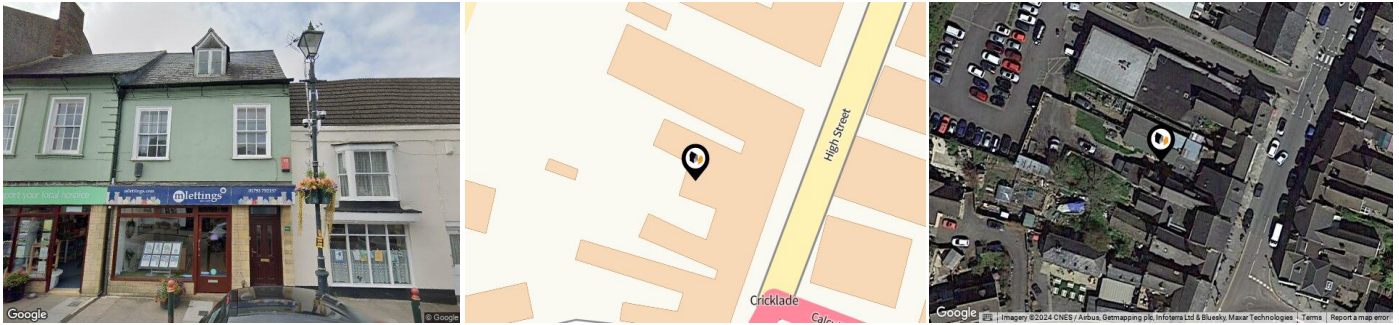
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	473 ft <sup>2</sup> / 44 m <sup>2</sup>
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,400
<b>UPRN:</b>	10094298739

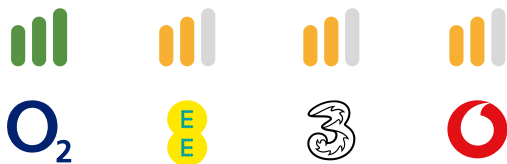
## Local Area

<b>Local Authority:</b>	Wiltshire
<b>Conservation Area:</b>	Cricklade, Wiltshire
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Cricklade, SN6

Energy rating

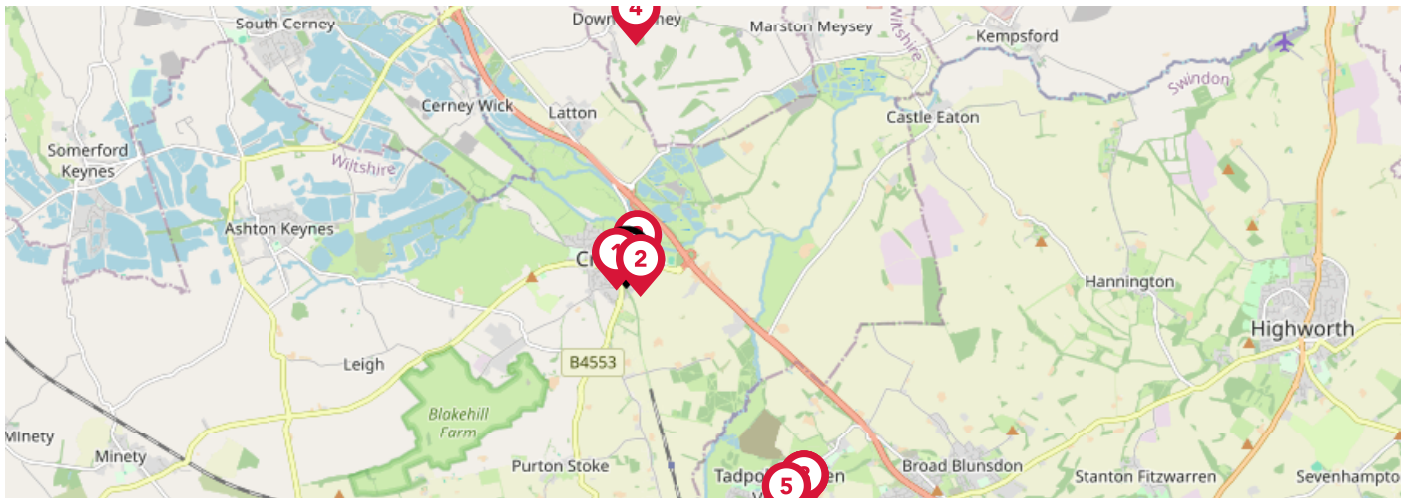
# C

Valid until 02.01.2033

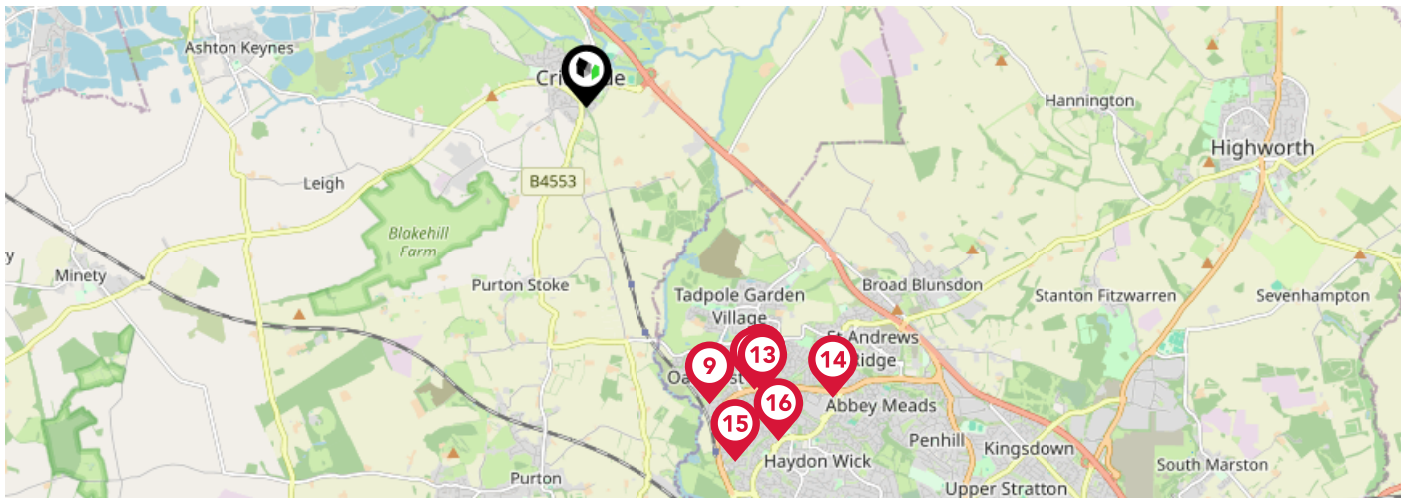
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	Maisonette
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	00
<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>	Flat, insulated (assumed)
<b>Roof Energy:</b>	Good
<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 all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	44 m <sup>2</sup>

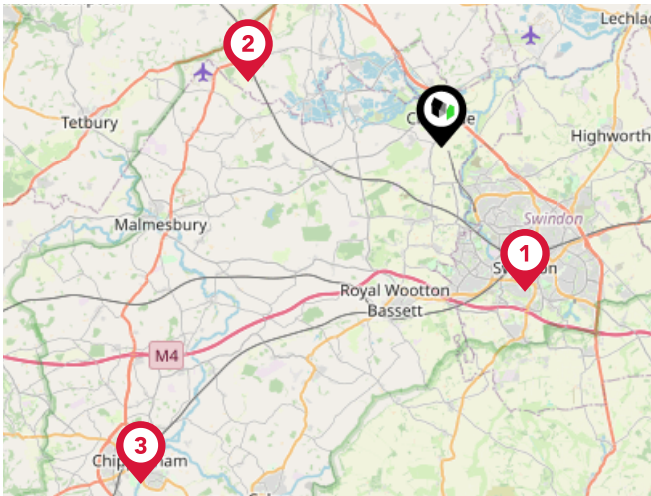


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Sampson's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Cricklade Manor Prep</b> Ofsted Rating: Not Rated   Pupils: 173   Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Meadowpark School</b> Ofsted Rating: Good   Pupils: 70   Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Down Ampney Church of England Primary School</b> Ofsted Rating: Good   Pupils: 43   Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Tadpole Farm CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 472   Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>William Morris Primary School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:2.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Churchward School</b> Ofsted Rating: Not Rated   Pupils: 41   Distance:2.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Great Western Academy</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:2.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



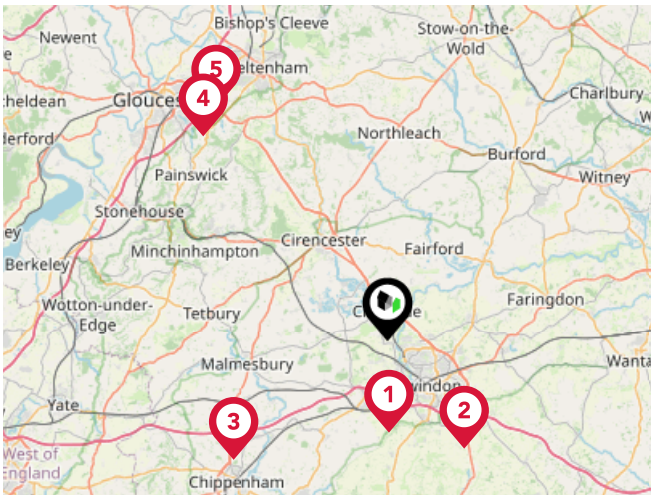
		Nursery	Primary	Secondary	College	Private
	<b>Oakhurst Community Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Oaks Primary School</b> Ofsted Rating: Good   Pupils: 507   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brimble Hill Special School</b> Ofsted Rating: Good   Pupils: 100   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Uplands School</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey Park School</b> Ofsted Rating: Inadequate   Pupils: 1003   Distance:3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridlewood Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Francis CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 462   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchid Vale Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



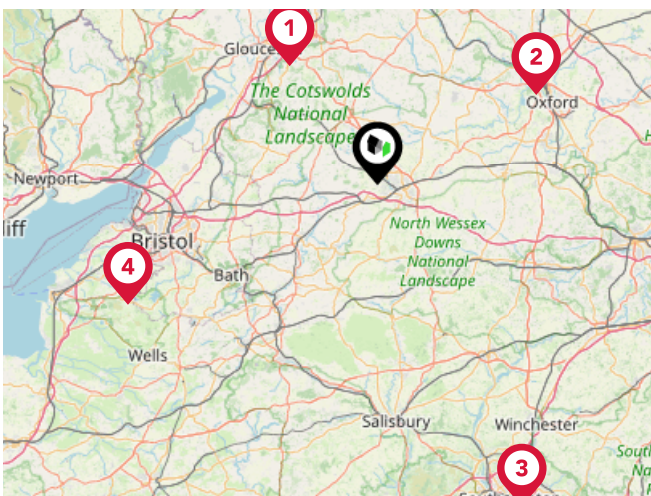
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	6.08 miles
2	Kemble Rail Station	7.54 miles
3	Chippenham Rail Station	16.65 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	6.67 miles
2	M4 J15	9.73 miles
3	M4 J17	14.36 miles
4	M5 J11A	20.2 miles
5	M5 J11	21.31 miles

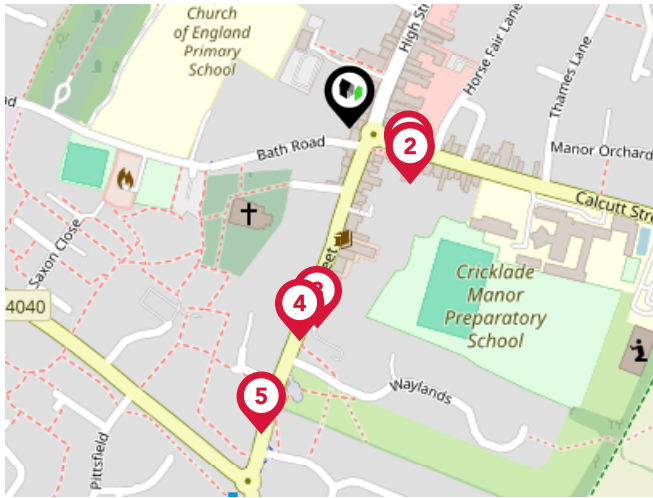


## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	21.64 miles
2	London Oxford Airport	26.81 miles
3	Southampton Airport	52.42 miles
4	Bristol International Airport	40.78 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.04 miles
2	High Street	0.05 miles
3	Town Hall	0.12 miles
4	Town Hall	0.13 miles
5	Pauls Croft	0.18 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

