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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 14th March 2024



SALTASH ROAD, SWINDON, SN2

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Flat / Maisonette	Last Sold	£186
Bedrooms:	2	£/ft²:	
Floor Area:	699 ft ² / 65 m ²	Tenure:	Leasehold
Plot Area:	7.25 acres	Start Date:	28/06/2007
Year Built :	2004	End Date:	01/01/2158
Council Tax :	Band C	Lease Term:	155 years from 1 January 2003 less one day
Annual Estimate:	£1,762	Term	133 years
Title Number:	WT304882	Remaining:	
UPRN:	10010427885		

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)



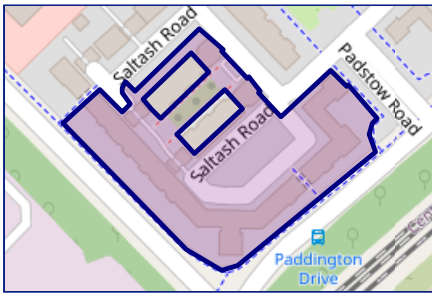
Satellite/Fibre TV Availability:



Property Multiple Title Plans

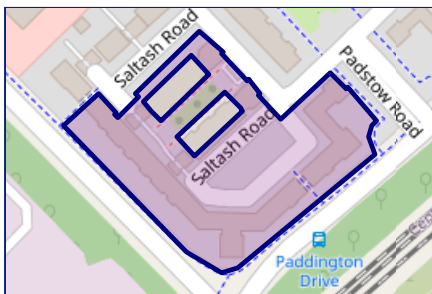
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



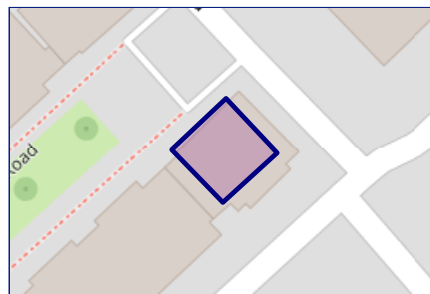
WT263245

Leasehold Title Plans



WT304882

Start Date: 07/10/2004
End Date: 01/01/2158
Lease Term: 155 years from 1
January 2003
Term Remaining: 133 years



WT234772

Start Date: 28/06/2007
End Date: 01/01/2158
Lease Term: 155 years from 1 January
2003 less one day
Term Remaining: 133 years

Property EPC - Certificate

RODBOURNE, SWINDON, SN2

Energy rating

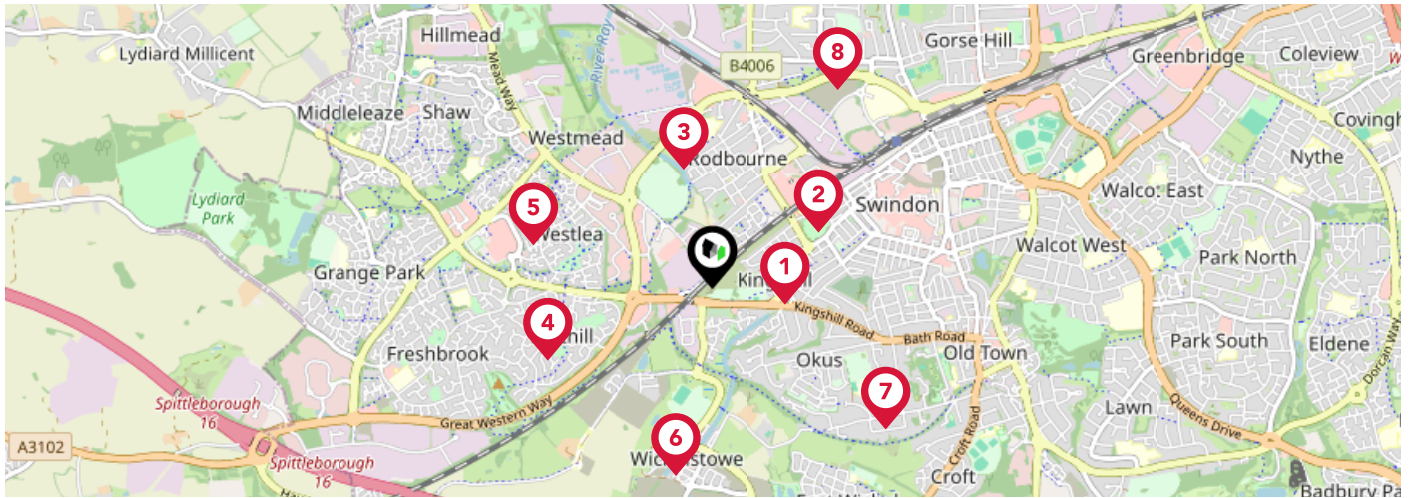
C

Valid until 11.05.2031

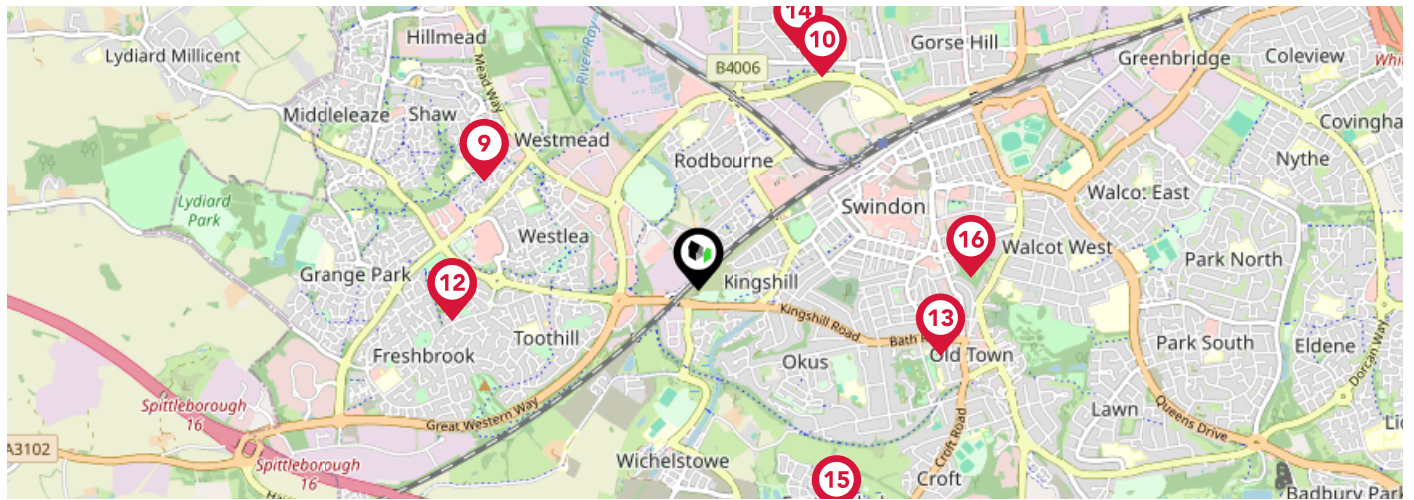
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
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:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	65 m ²

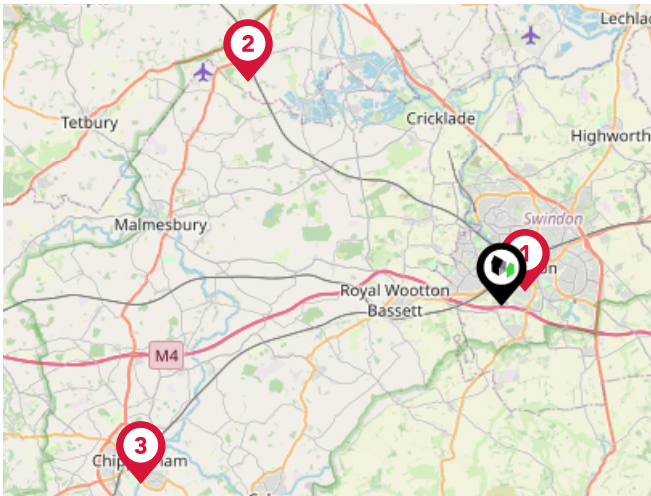


		Nursery	Primary	Secondary	College	Private
1	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Deanery CE Academy Ofsted Rating: Not Rated Pupils: 130 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



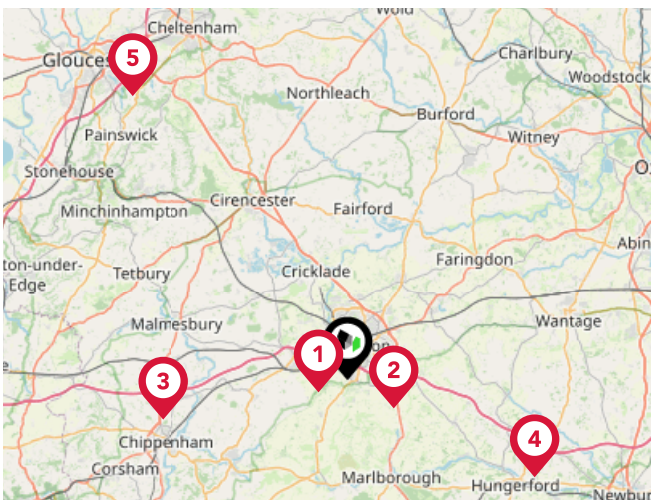
	Nursery	Primary	Secondary	College	Private
 Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oliver Tomkins Church of England Junior School Ofsted Rating: Good Pupils: 231 Distance:1.15	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:1.2	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Road Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



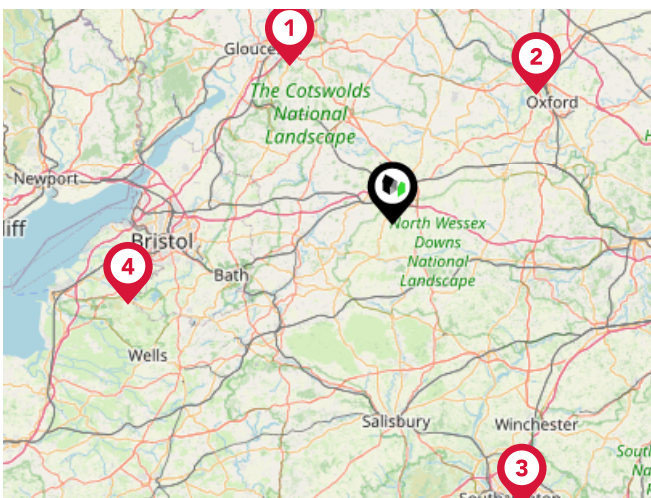
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.01 miles
2	Kemble Rail Station	12.45 miles
3	Chippenham Rail Station	14.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.24 miles
2	M4 J15	4.05 miles
3	M4 J17	13.91 miles
4	M4 J14	15.65 miles
5	M5 J11A	26.08 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.65 miles
2	London Oxford Airport	28.44 miles
3	Southampton Airport	46.24 miles
4	Bristol International Airport	40.77 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Paddington Drive	0.05 miles
2	Paddington Drive	0.08 miles
3	Sainsburys	0.18 miles
4	Sainsburys	0.19 miles
5	The Runner	0.24 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

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

