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

An Insight Into This Property & the Local Market

**Friday 15<sup>th</sup> March 2024**



### **SAWYER ROAD, SWINDON, SN25**

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

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com








## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£185
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	667 ft <sup>2</sup> / 62 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	2001		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,762		
<b>Title Number:</b>	WT207220		
<b>UPRN:</b>	10004845733		

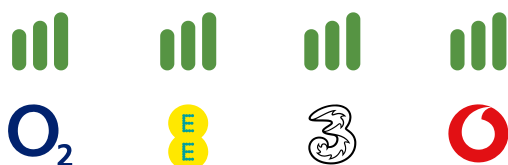
## Local Area

<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>5</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

Sawyer Road, SN25

Energy rating

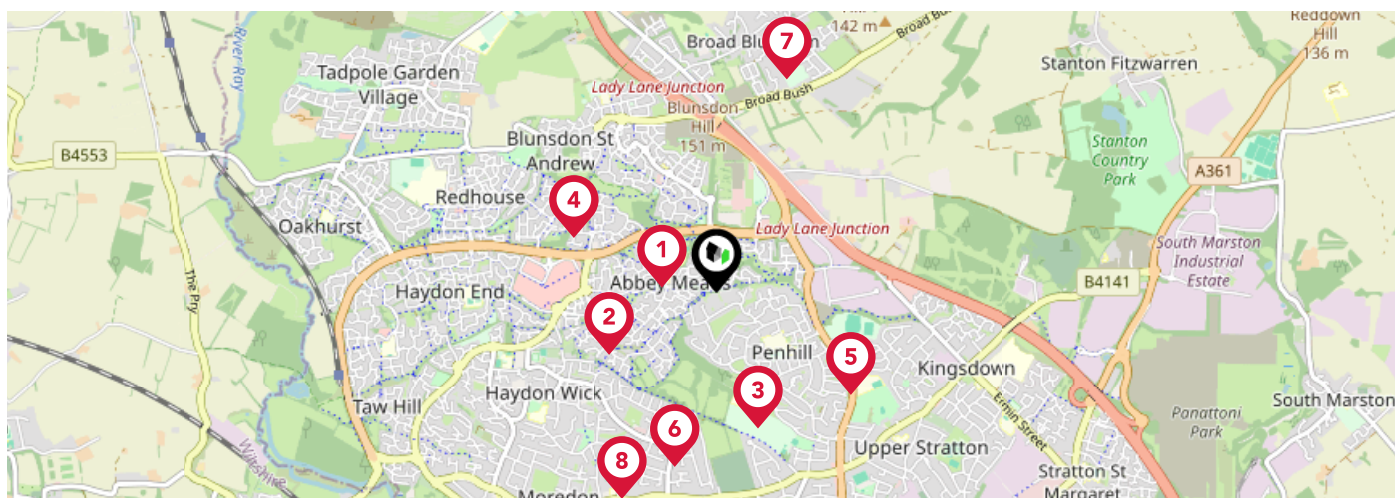
**C**

Valid until 18.01.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	73   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

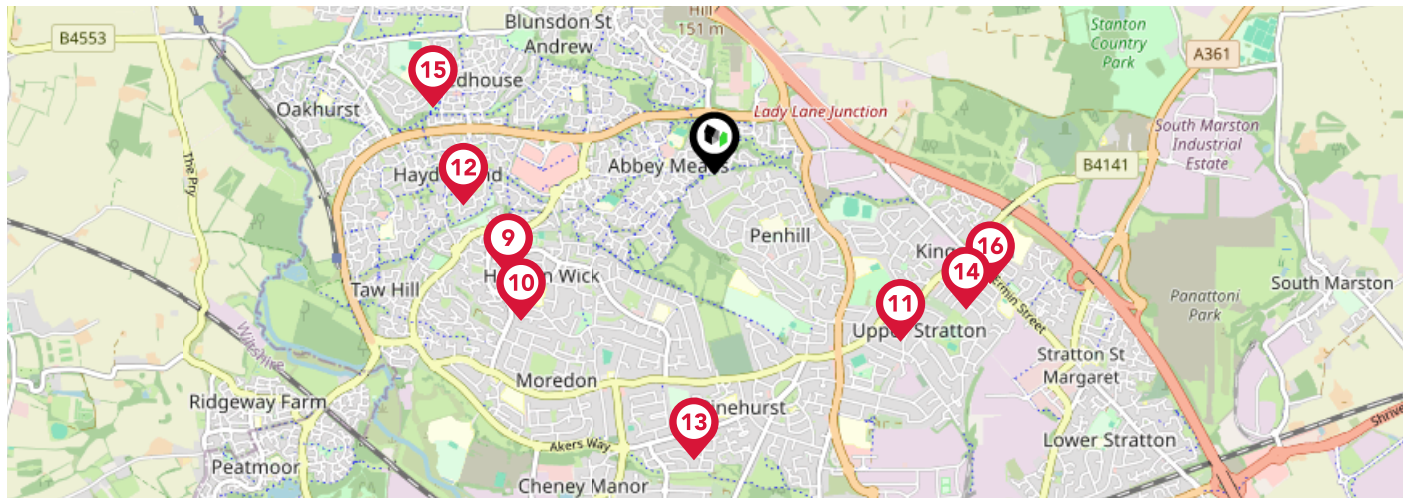
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<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>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 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>	Pitched, 250 mm loft insulation
<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, limited insulation (assumed)
<b>Total Floor Area:</b>	62 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Abbey Meads Community Primary School</b> Ofsted Rating: Good   Pupils: 524   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Catherine Wayte Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Seven Fields Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 336   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bridlewood Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Luke's Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Greenmeadow Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Leonard's Church of England Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Rodbourne Cheney Primary School</b> Ofsted Rating: Outstanding   Pupils: 284   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

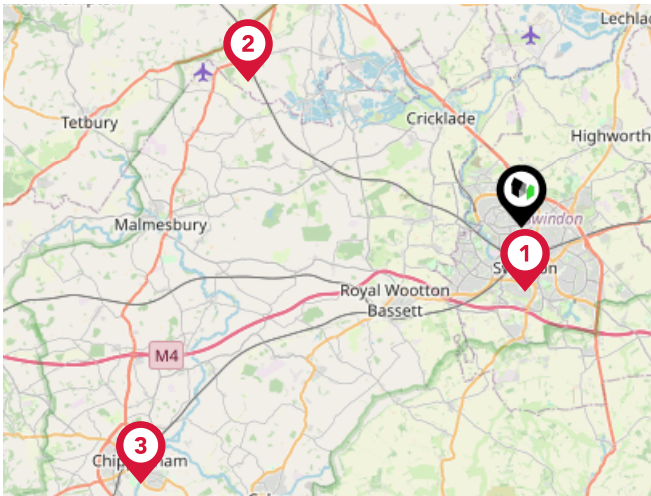




		Nursery	Primary	Secondary	College	Private
	<b>Haydonleigh Primary School</b> Ofsted Rating: Good   Pupils: 627   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydon Wick Primary School</b> Ofsted Rating: Outstanding   Pupils: 276   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechcroft Infant School</b> Ofsted Rating: Good   Pupils: 242   Distance:1.15	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swindon Academy</b> Ofsted Rating: Good   Pupils: 1858   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Catherine's Catholic Primary School, Swindon</b> Ofsted Rating: Good   Pupils: 213   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey Park School</b> Ofsted Rating: Inadequate   Pupils: 1003   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsdown School</b> Ofsted Rating: Good   Pupils: 955   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

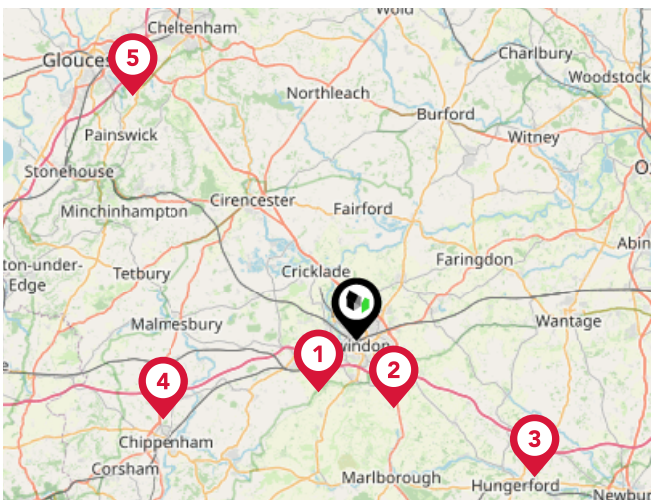
# Area

## Transport (National)



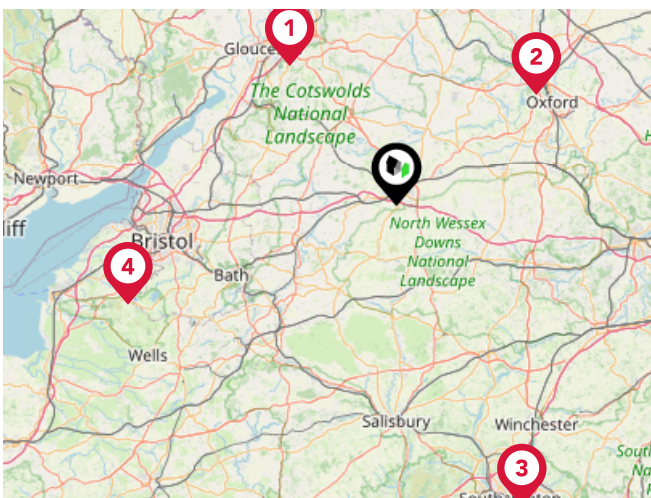
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.33 miles
2	Kemble Rail Station	11.41 miles
3	Chippenham Rail Station	16.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.66 miles
2	M4 J15	5.69 miles
3	M4 J14	16.57 miles
4	M4 J17	15.45 miles
5	M5 J11A	24.34 miles

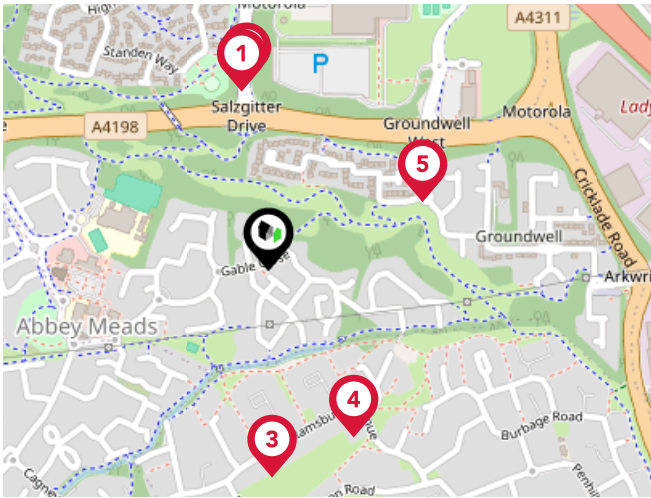


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	25.74 miles
2	London Oxford Airport	26.03 miles
3	Southampton Airport	48.57 miles
4	Bristol International Airport	42.35 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Motorola	0.21 miles
2	Motorola	0.21 miles
3	Imber Walk	0.24 miles
4	Hannington Close	0.21 miles
5	Warrener Close	0.19 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

## McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

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Valuation Office Agency

