

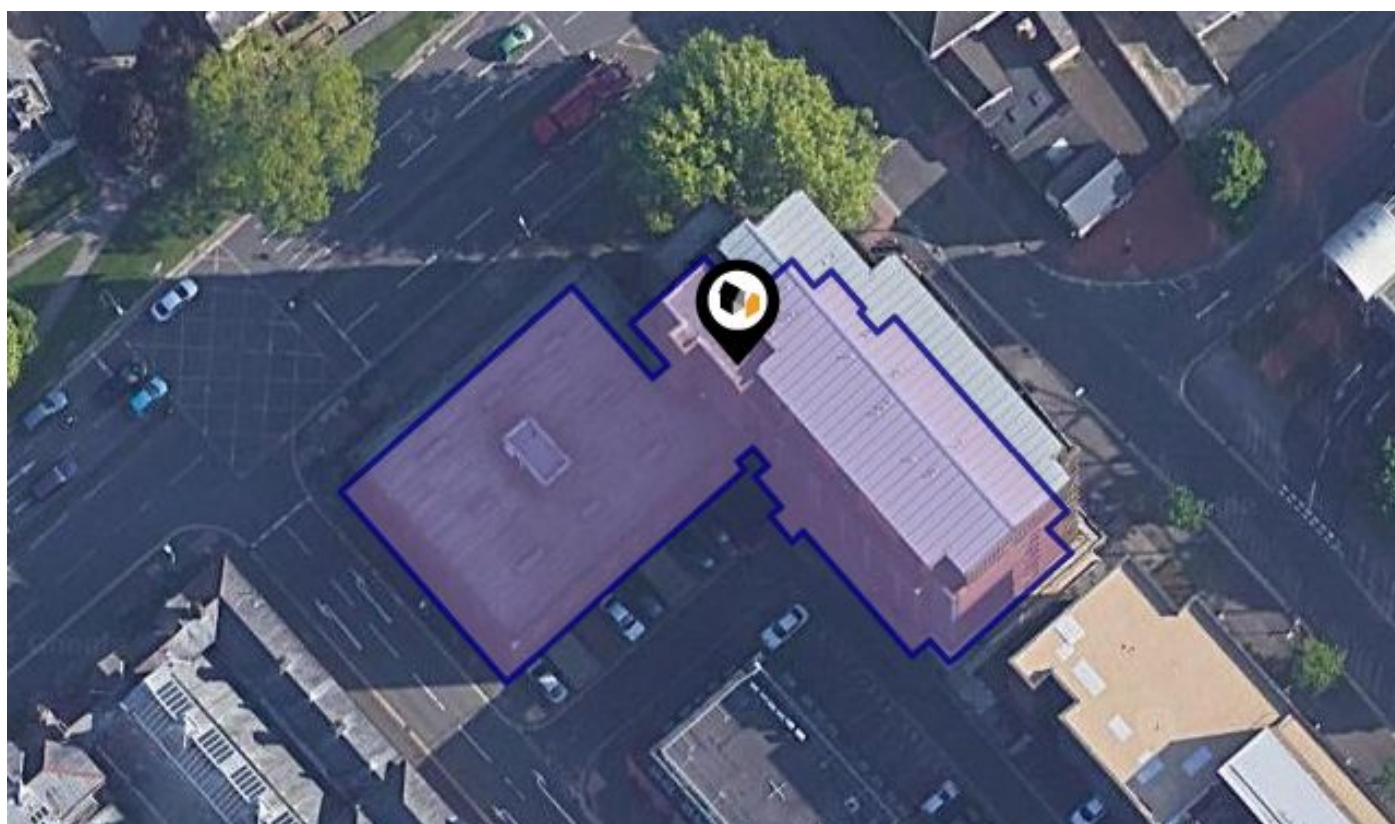


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 15th March 2024



1, FARNSBY STREET, SWINDON, SN1

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 £/ft²:	£182
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	548 ft ² / 51 m ²	Start Date:	22/05/2006
Plot Area:	0.3 acres	End Date:	01/01/2155
Year Built :	2006	Lease Term:	150 Years from 1 January 2005
Council Tax :	Band C	Term Remaining:	130 years
Annual Estimate:	£1,762		
Title Number:	WT250866		
UPRN:	10022787145		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	1000 mb/s
	

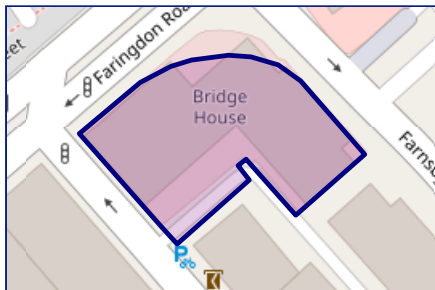
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

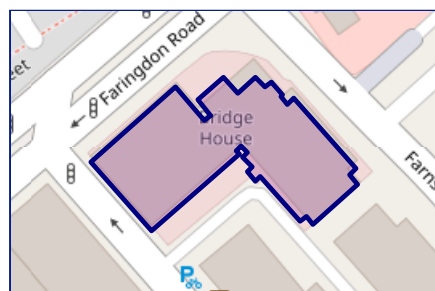


Freehold Title Plan



WT28779

Leasehold Title Plan



WT250866

Start Date: 22/05/2006
End Date: 01/01/2155
Lease Term: 150 Years from 1 January 2005
Term Remaining: 130 years

Property EPC - Certificate

1, Farnsby Street, SN1

Energy rating

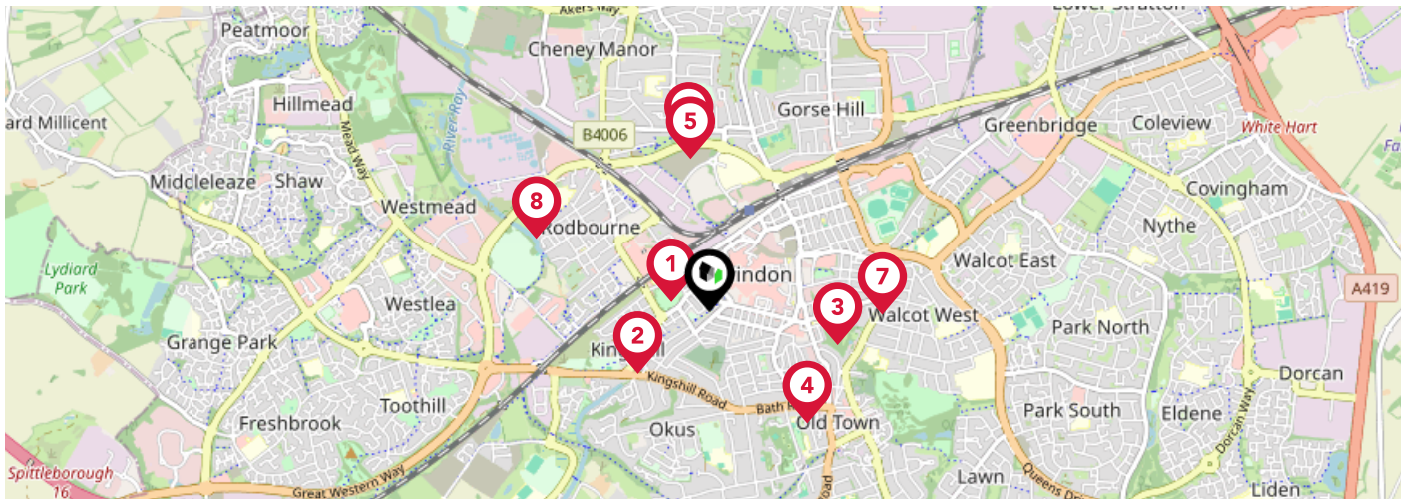
E

Valid until 25.10.2028

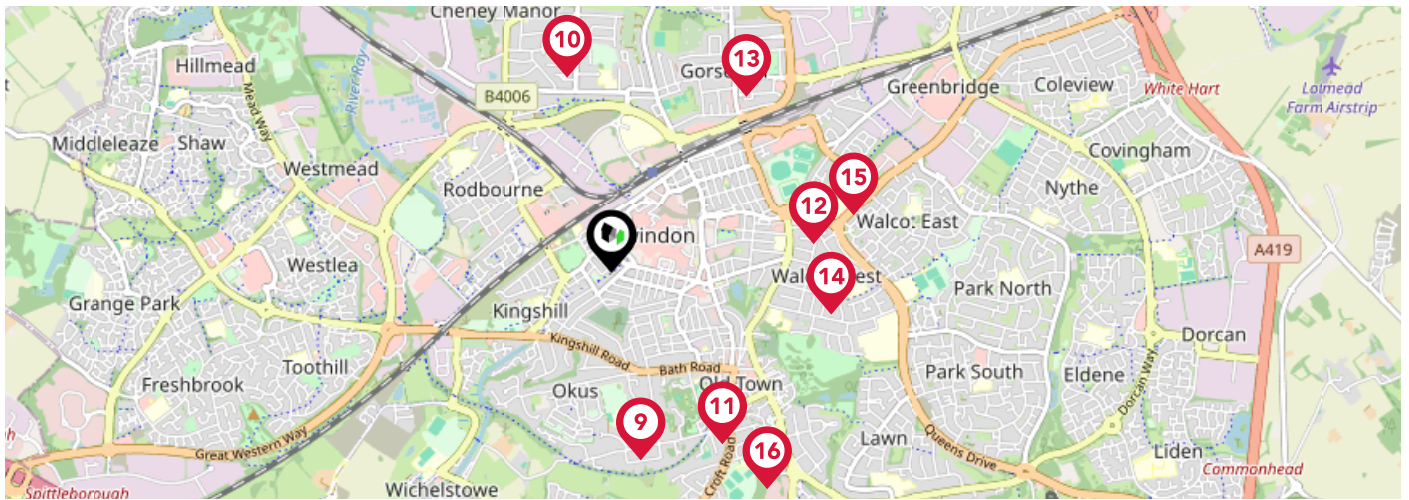
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	39 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	To external air, no insulation (assumed)
Total Floor Area:	51 m ²



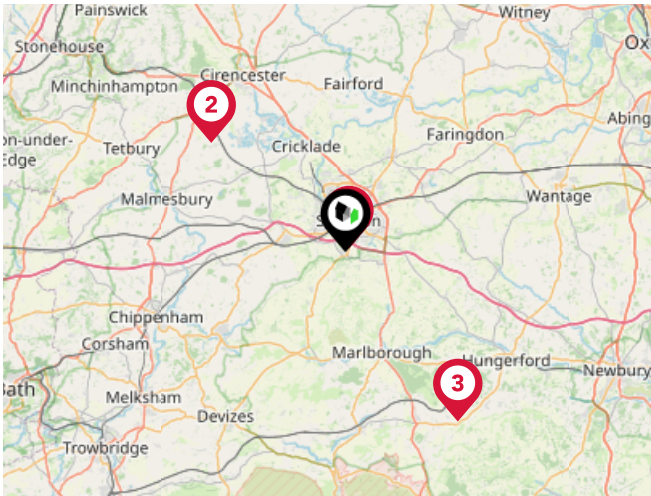
	Nursery	Primary	Secondary	College	Private
<p>1 UTC Swindon</p> <p>Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Robert Le Kyng Primary School</p> <p>Ofsted Rating: Good Pupils: 417 Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Holy Rood Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 419 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 King William Street Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 EOTAS Swindon</p> <p>Ofsted Rating: Good Pupils: 88 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Ferndale Primary School & Nursery</p> <p>Ofsted Rating: Good Pupils: 508 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Drove Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 743 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Even Swindon Primary School</p> <p>Ofsted Rating: Good Pupils: 706 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:1.02	<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:1.03	<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:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

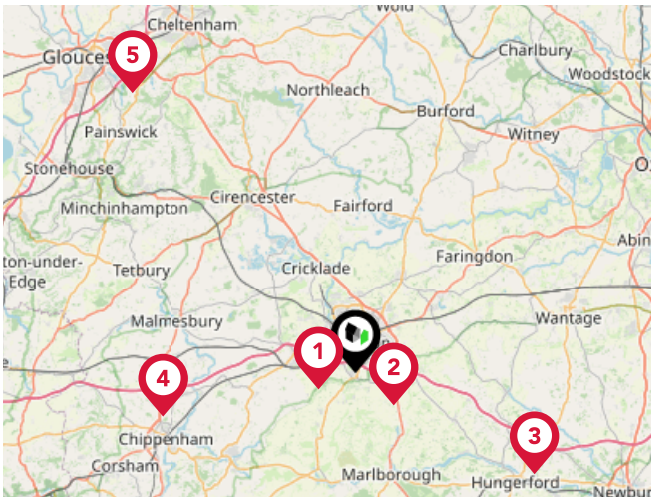
Area

Transport (National)



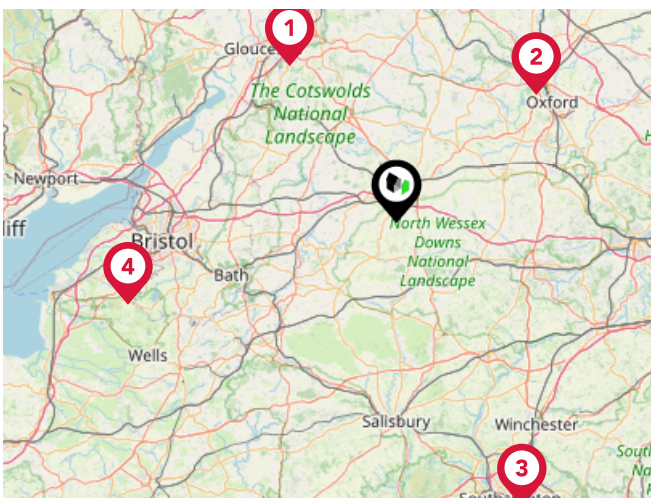
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.37 miles
2	Kemble Rail Station	12.82 miles
3	Bedwyn Rail Station	15.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.94 miles
2	M4 J15	3.64 miles
3	M4 J14	15.17 miles
4	M4 J17	14.6 miles
5	M5 J11A	26.32 miles

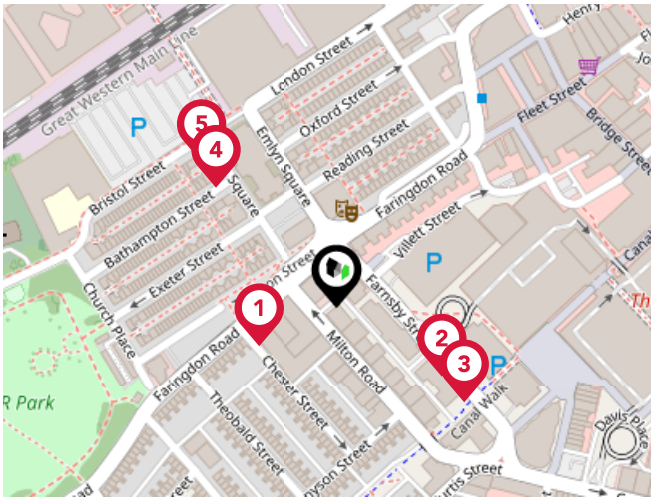


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.84 miles
2	London Oxford Airport	27.81 miles
3	Southampton Airport	46.16 miles
4	Bristol International Airport	41.46 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Health Hydro	0.05 miles
2	Farnsby Street	0.07 miles
3	Farnsby Street	0.09 miles
4	Emlyn Square	0.1 miles
5	Emlyn Square	0.11 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

www.mcfarlaneproperty.com



Valuation Office Agency

