

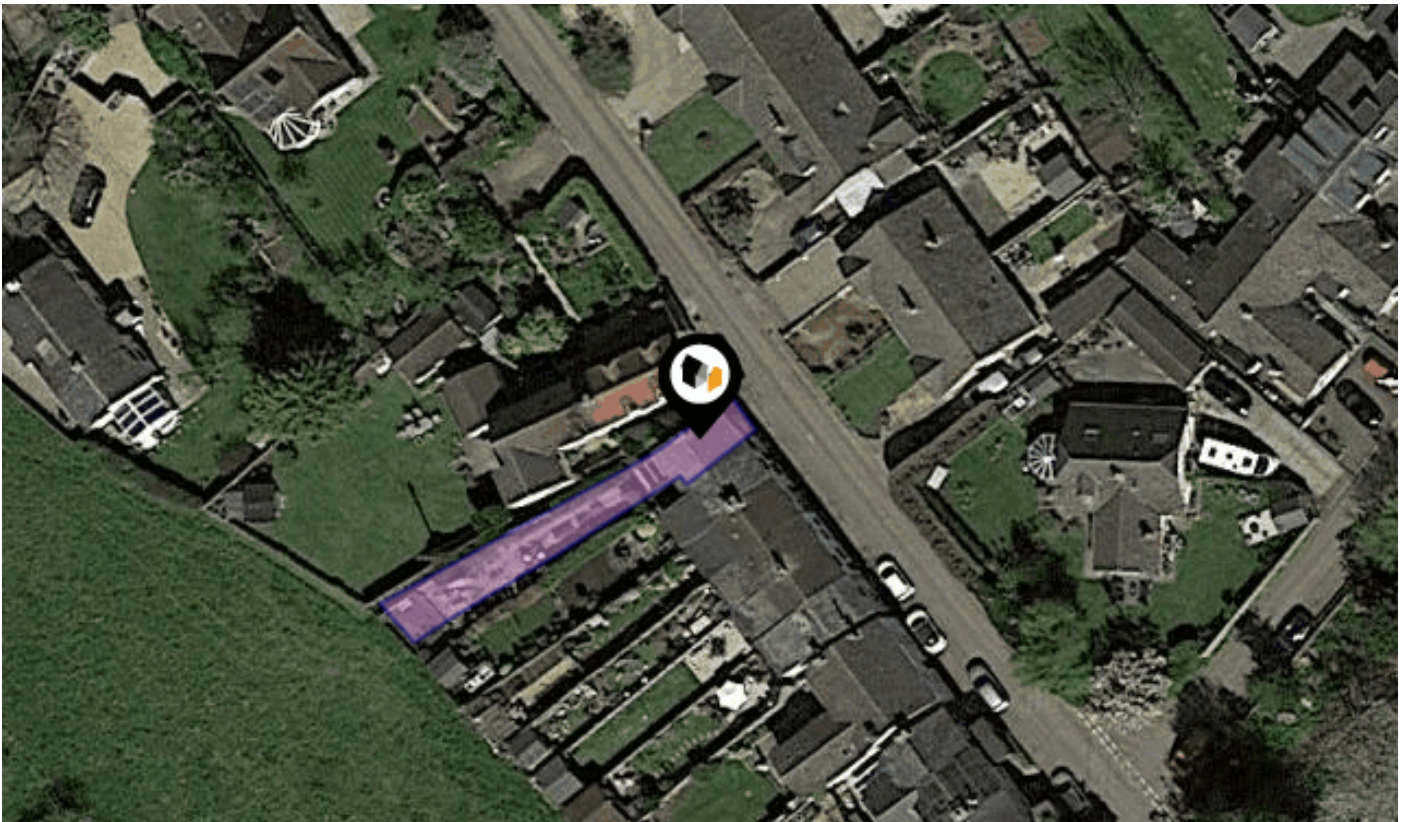


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 18th March 2024



WEST TOCKENHAM, SWINDON, SN4

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,634
Title Number:	WT124741
UPRN:	10014601283

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

West Tockenham, SN4

Energy rating

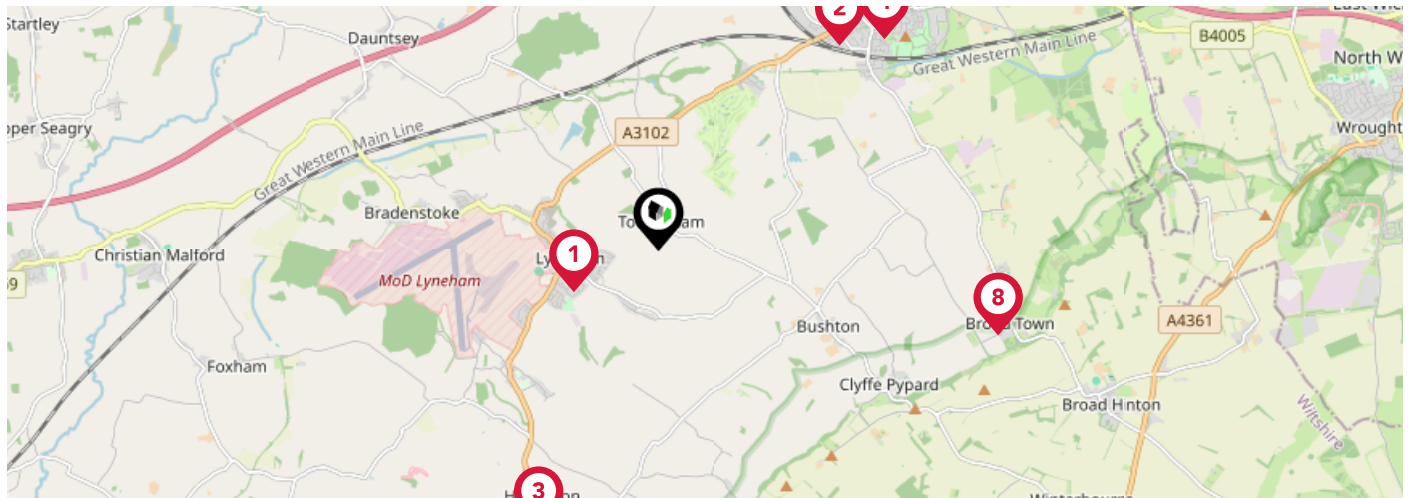
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Valid until 05.08.2029

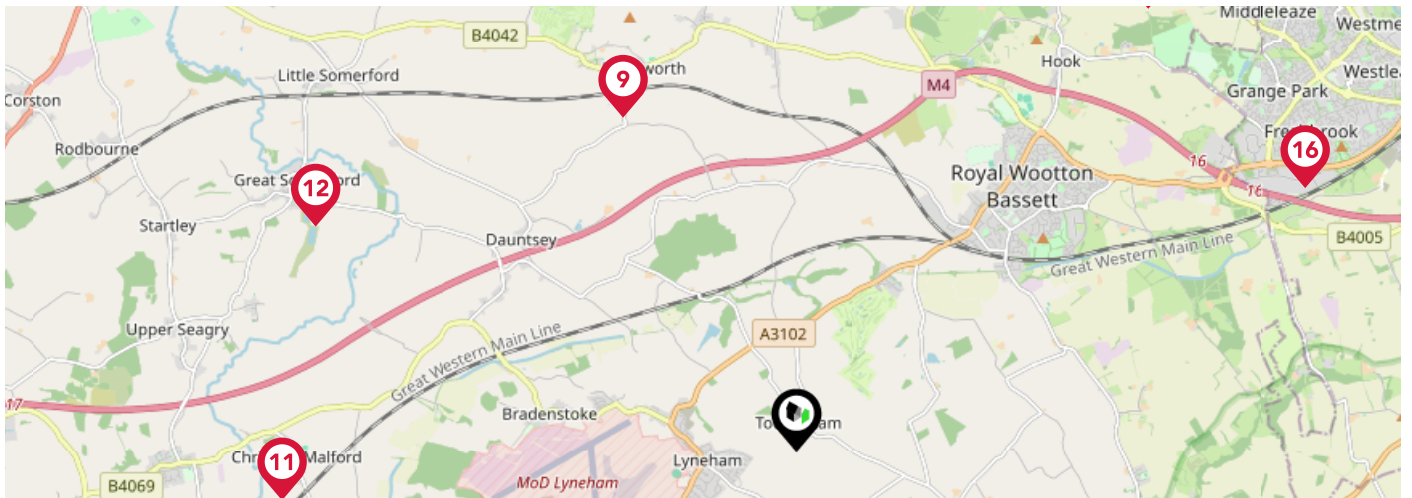
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m ²

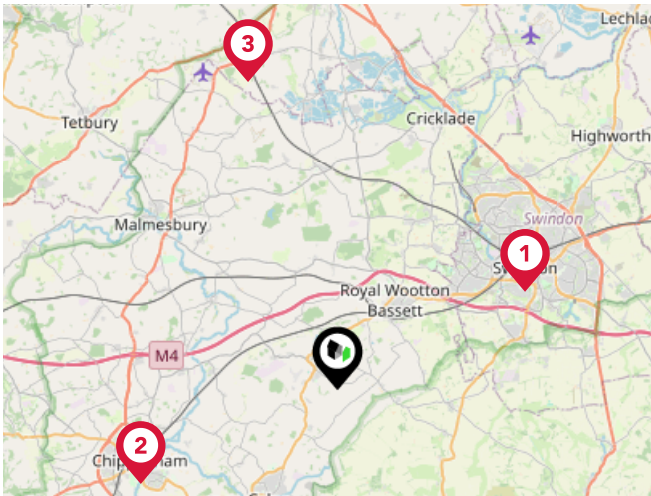


	Nursery	Primary	Secondary	College	Private
<p>1 Lyneham Primary School</p> <p>Ofsted Rating: Good Pupils: 357 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wootton Bassett Infants' School</p> <p>Ofsted Rating: Requires Improvement Pupils: 180 Distance:2.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hilmarton Primary School</p> <p>Ofsted Rating: Good Pupils: 107 Distance:2.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Noremarsh Junior School</p> <p>Ofsted Rating: Requires Improvement Pupils: 230 Distance:2.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Bartholomew's Primary Academy</p> <p>Ofsted Rating: Good Pupils: 320 Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Royal Wootton Bassett Academy</p> <p>Ofsted Rating: Outstanding Pupils: 1760 Distance:3.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Longleaze Primary School</p> <p>Ofsted Rating: Good Pupils: 257 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Broad Town Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 72 Distance:3.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



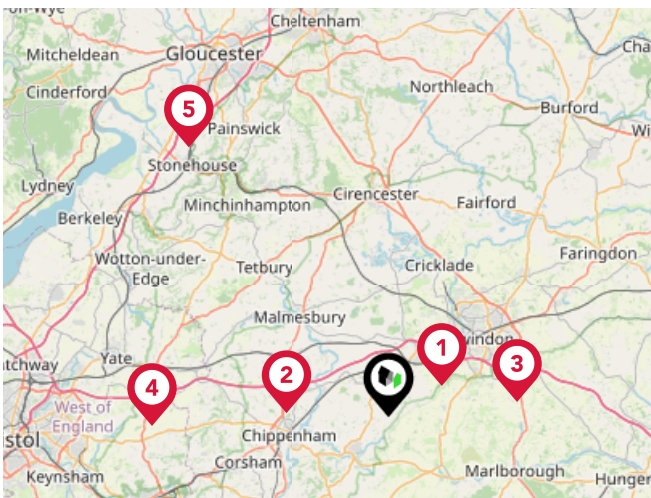
	Nursery	Primary	Secondary	College	Private
<p>9 Brinkworth Earl Danby's Church of England Primary Ofsted Rating: Good Pupils: 139 Distance:3.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Broad Hinton Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Christian Malford CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:4.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Somerfords' Walter Powell CofE Academy Ofsted Rating: Requires Improvement Pupils: 63 Distance:4.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Saint Edmund's Roman Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 191 Distance:5.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Marden Vale CofE Academy Ofsted Rating: Requires Improvement Pupils: 226 Distance:5.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lydiard Millicent CofE Primary School Ofsted Rating: Good Pupils: 199 Distance:5.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Millbrook Primary School Ofsted Rating: Good Pupils: 323 Distance:5.3</p>	<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	7.8 miles
2	Chippenham Rail Station	8.09 miles
3	Kemble Rail Station	11.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.56 miles
2	M4 J17	7.56 miles
3	M4 J15	9.53 miles
4	M4 J18	17.45 miles
5	M5 J12	24.62 miles

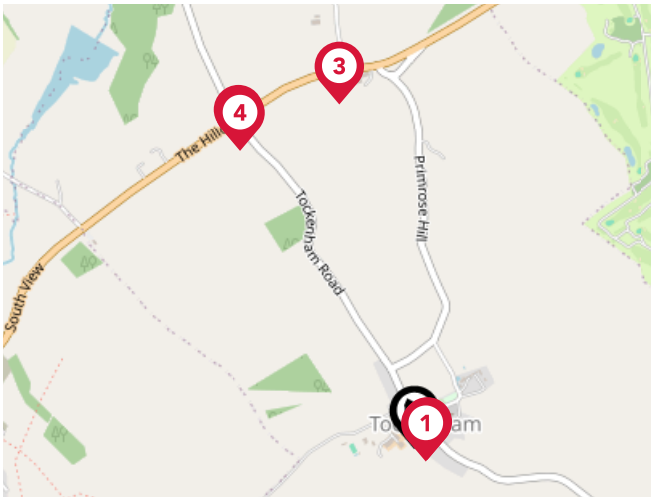


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.81 miles
2	London Oxford Airport	35.05 miles
3	Bristol International Airport	34.12 miles
4	Southampton Airport	46.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Old Rectory	0.04 miles
2	The Old Rectory	0.04 miles
3	Turn	0.81 miles
4	Trow Lane	0.8 miles
5	Trow Lane	0.81 miles

McFarlane Sales & Lettings Ltd

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UK Government

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Valuation Office Agency

