

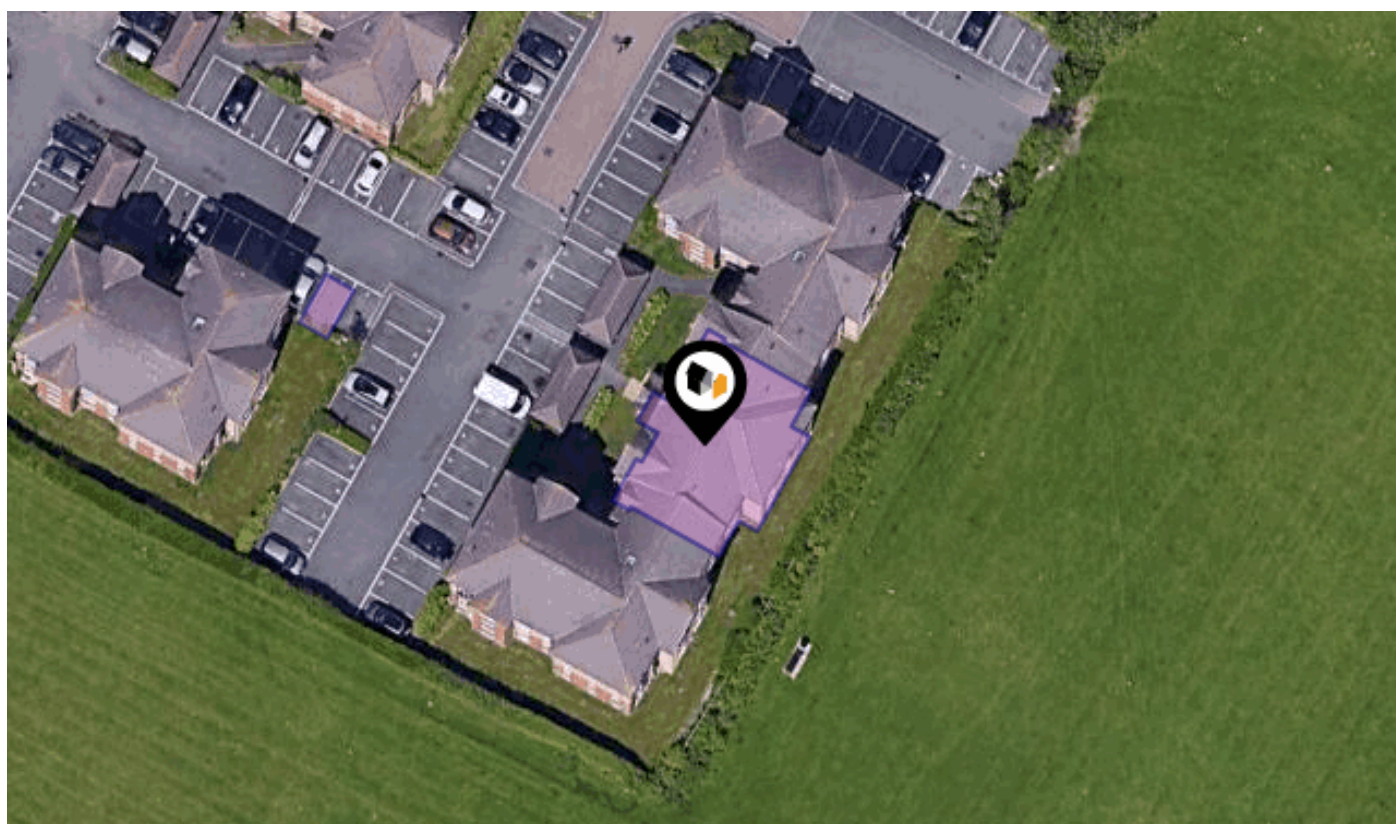


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 22nd March 2024



REDDINGS HOUSE, 10, TWICKENHAM CLOSE, SWINDON, SN3

McFarlane Sales & Lettings Ltd

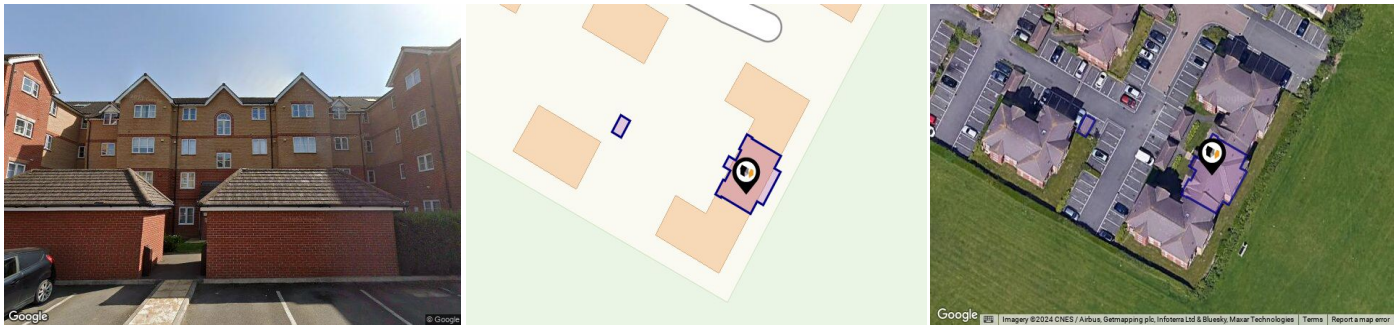
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Flat / Maisonette	Last Sold	£190
Bedrooms:	2	£/ft²:	
Floor Area:	462 ft ² / 43 m ²	Tenure:	Leasehold
Plot Area:	0.05 acres	Start	29/10/2009
Year Built :	2009	Date:	
Council Tax :	Band B	End Date:	24/12/2105
Annual Estimate:	£1,541	Lease	From and including 25 December 2006
Title Number:	WT283992	Term:	To and including 24 December 2105
UPRN:	10022794481	Term	81 years
		Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

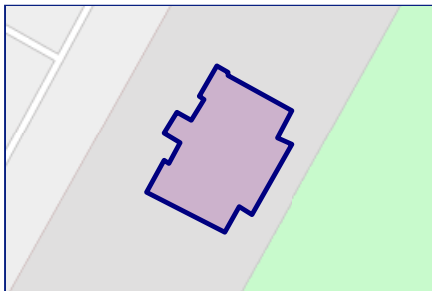


Freehold Title Plan



WT259953

Leasehold Title Plan



WT283992

Start Date: 29/10/2009
End Date: 24/12/2105
Lease Term: From and including 25 December 2006 To and including 24 December 2105
Term Remaining: 81 years

Property EPC - Certificate

10, Twickenham Close, SN3

Energy rating

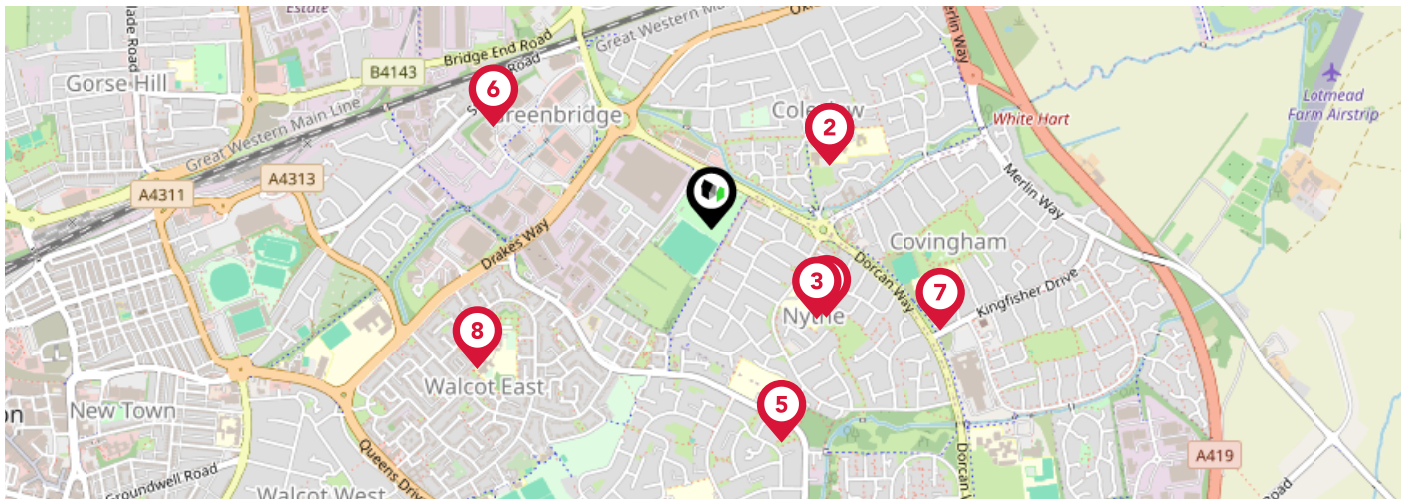
B

Valid until 08.10.2029

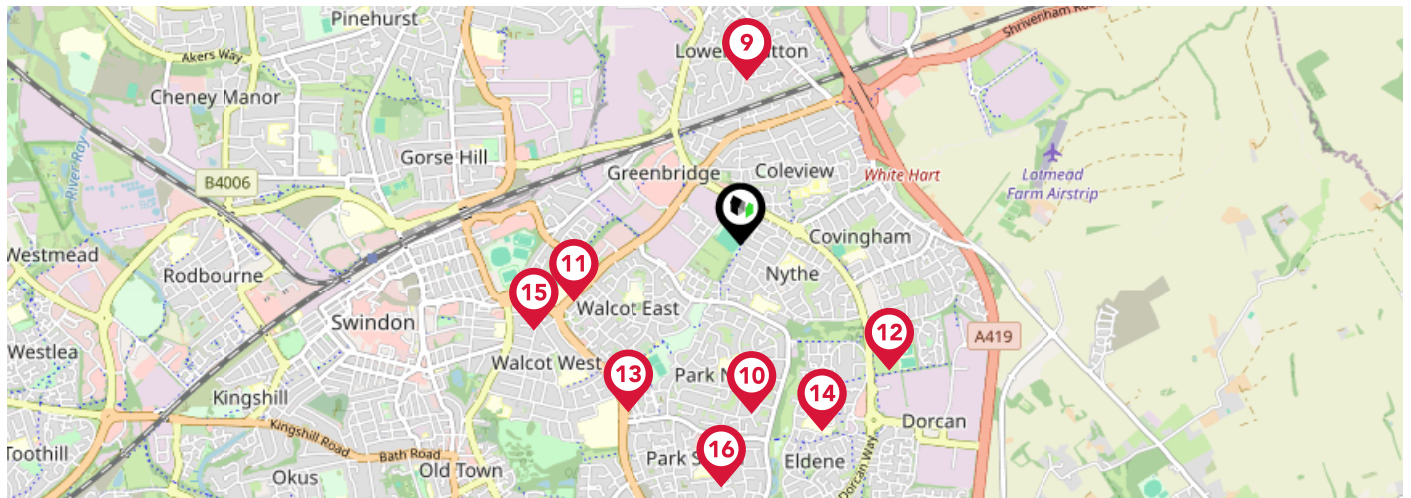
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
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:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	43 m ²



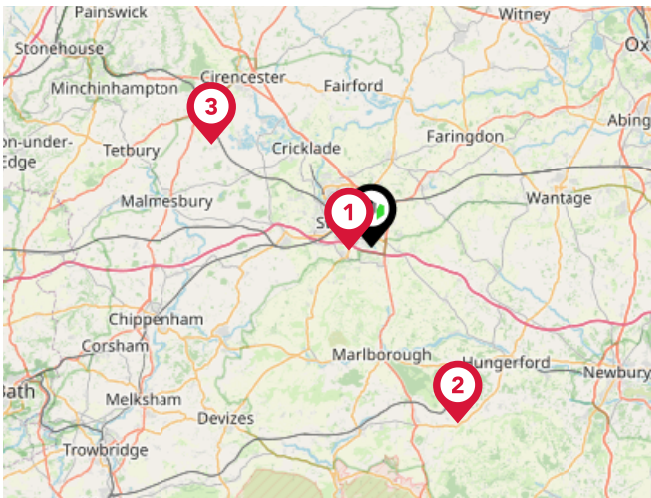
		Nursery	Primary	Secondary	College	Private
1	Colebrook Infant Academy Ofsted Rating: Good Pupils: 138 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Colebrook Junior School Ofsted Rating: Good Pupils: 182 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Nythe Primary School Ofsted Rating: Good Pupils:0 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Nyland School Ofsted Rating: Good Pupils: 58 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 363 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Horizons College Ofsted Rating: Not Rated Pupils:0 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Covingham Park Primary School Ofsted Rating: Good Pupils: 381 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Grange Junior School Ofsted Rating: Inadequate Pupils: 330 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goddard Park Community Primary School Ofsted Rating: Good Pupils: 593 Distance:0.78	<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:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Dorcan Academy Ofsted Rating: Good Pupils: 757 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New College Swindon Ofsted Rating: Good Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eldene Nursery and Primary School Ofsted Rating: Good Pupils: 349 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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	OakTree Nursery and Primary School Ofsted Rating: Good Pupils: 399 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

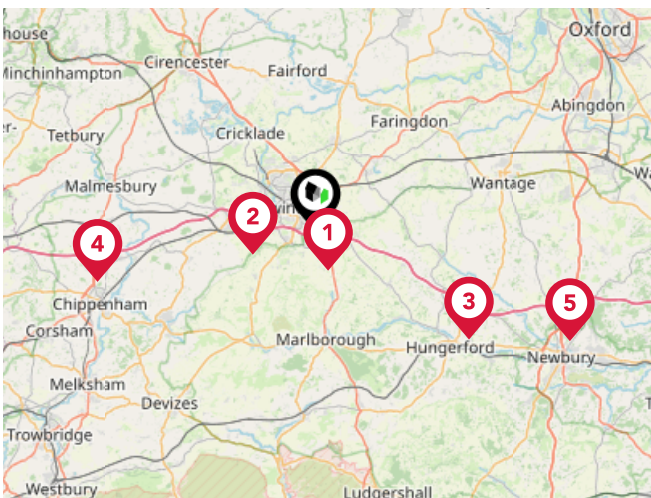
Area

Transport (National)



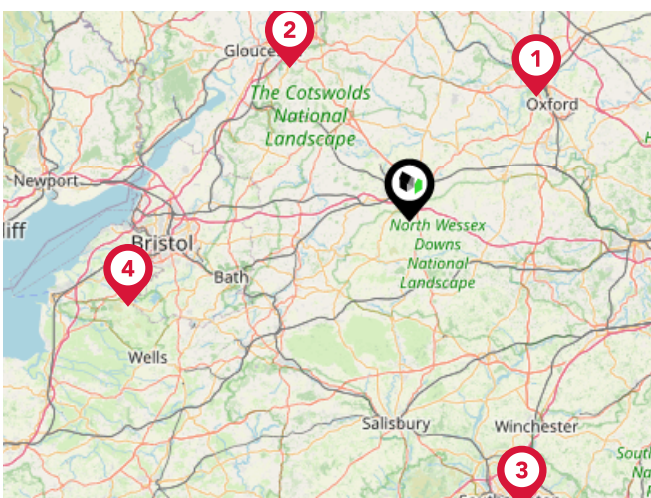
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.7 miles
2	Bedwyn Rail Station	14.53 miles
3	Kemble Rail Station	14.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.01 miles
2	M4 J16	4.89 miles
3	M4 J14	13.85 miles
4	M4 J17	16.55 miles
5	M4 J13	20.4 miles

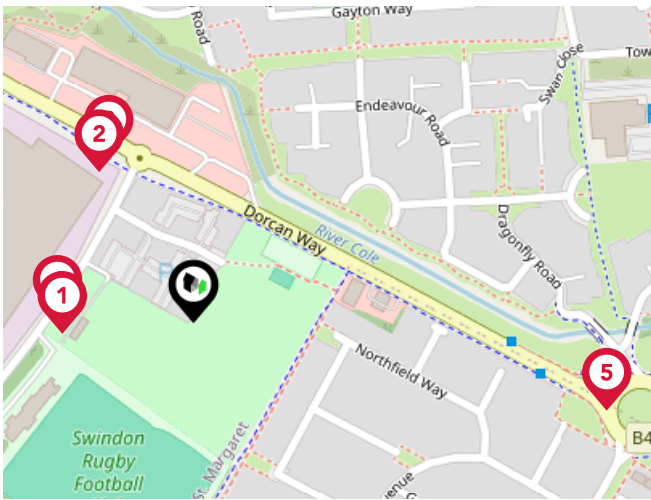


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	26.08 miles
2	Gloucestershire Airport	28.53 miles
3	Southampton Airport	45.92 miles
4	Bristol International Airport	43.42 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	WH Smith	0.08 miles
2	WH Smith	0.1 miles
3	WH Smith	0.11 miles
4	WH Smith	0.08 miles
5	Covingham Square	0.24 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:



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SALES & LETTINGS

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Valuation Office Agency

