

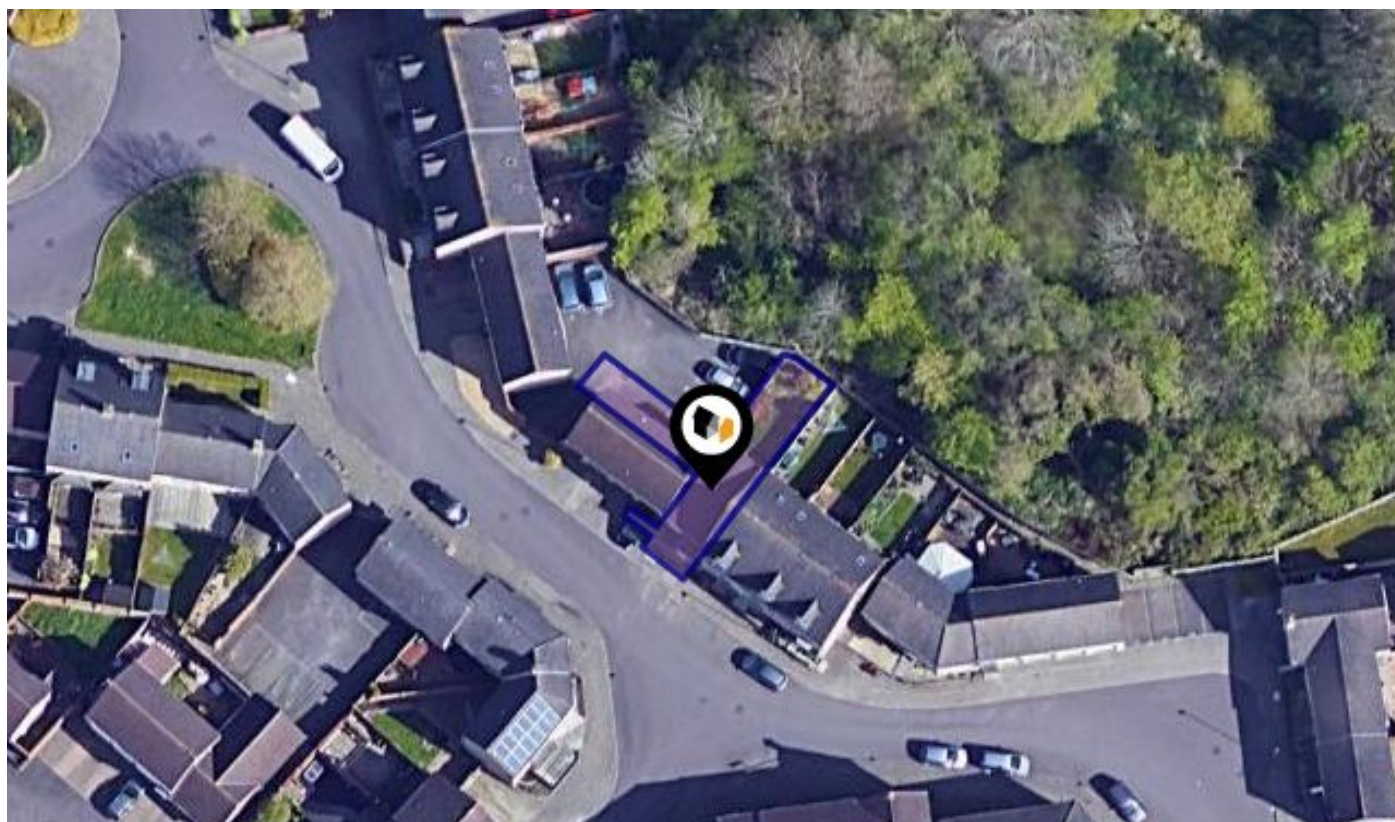


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 25th March 2024



GABLE CLOSE, SWINDON, SN25

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Terraced	Last Sold £/ft²:	£284
Bedrooms:	2	Tenure:	Freehold
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.04 acres		
Year Built :	2001		
Council Tax :	Band C		
Annual Estimate:	£1,762		
Title Number:	WT208239		
UPRN:	200002923719		

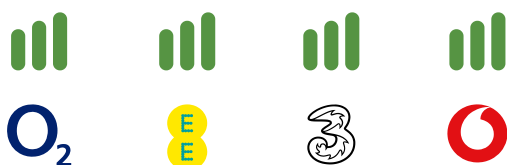
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Gable Close, SN25

Energy rating

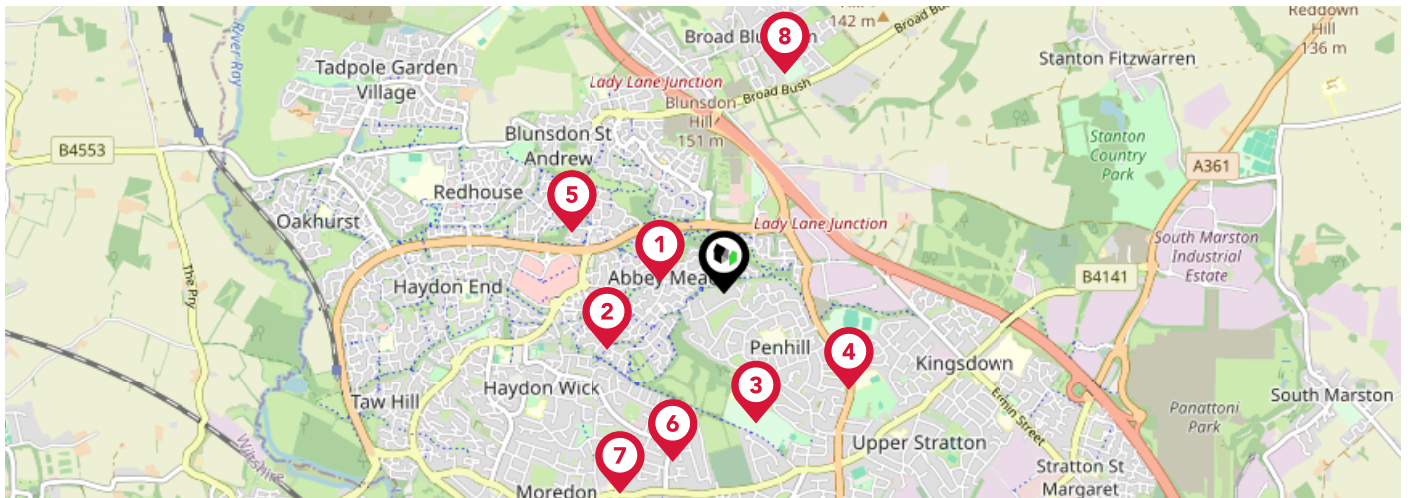
C

Valid until 03.10.2026

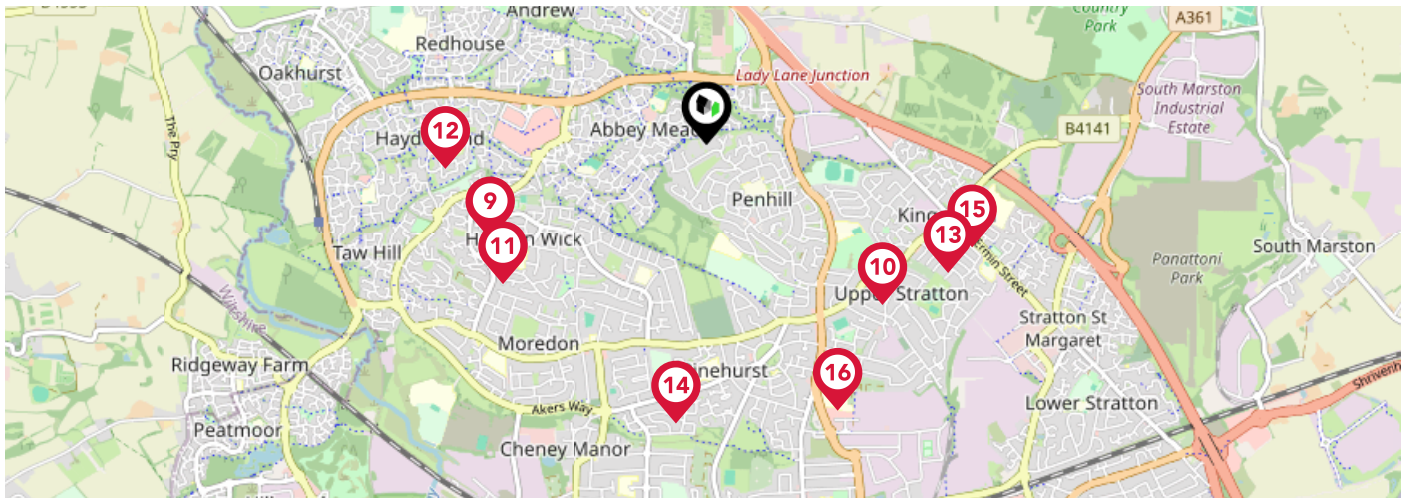
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	62 m ²



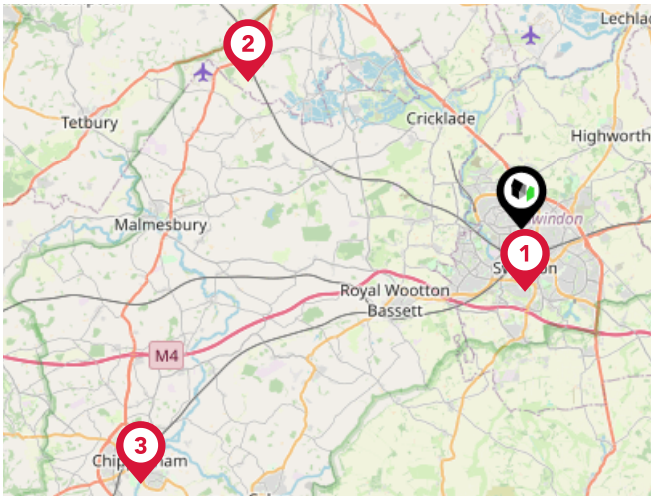
		Nursery	Primary	Secondary	College	Private
1	Abbey Meads Community Primary School Ofsted Rating: Good Pupils: 524 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Catherine Wayte Primary School Ofsted Rating: Good Pupils: 417 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Seven Fields Primary School Ofsted Rating: Requires Improvement Pupils: 336 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Luke's Academy Ofsted Rating: Good Pupils: 72 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bridlewood Primary School Ofsted Rating: Good Pupils: 241 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Leonard's Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beechcroft Infant School Ofsted Rating: Good Pupils: 242 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Orchid Vale Primary School Ofsted Rating: Inadequate Pupils: 0 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Catherine's Catholic Primary School, Swindon Ofsted Rating: Good Pupils: 213 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsdown School Ofsted Rating: Good Pupils: 955 Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Crowdys Hill School Ofsted Rating: Good Pupils: 230 Distance: 1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

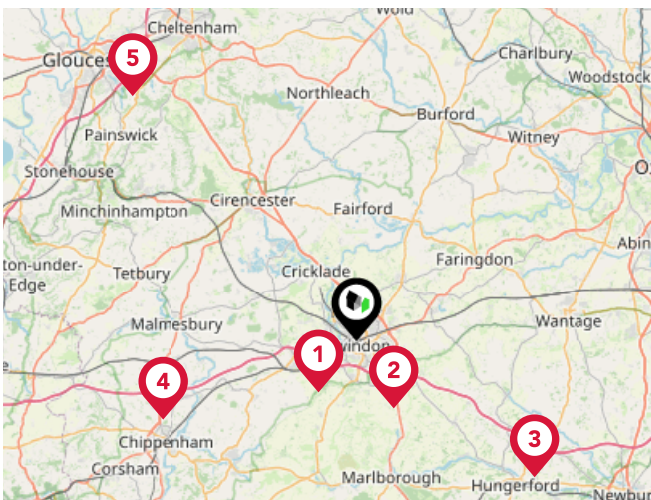
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.3 miles
2	Kemble Rail Station	11.46 miles
3	Chippenham Rail Station	16.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.66 miles
2	M4 J15	5.63 miles
3	M4 J14	16.52 miles
4	M4 J17	15.48 miles
5	M5 J11A	24.39 miles

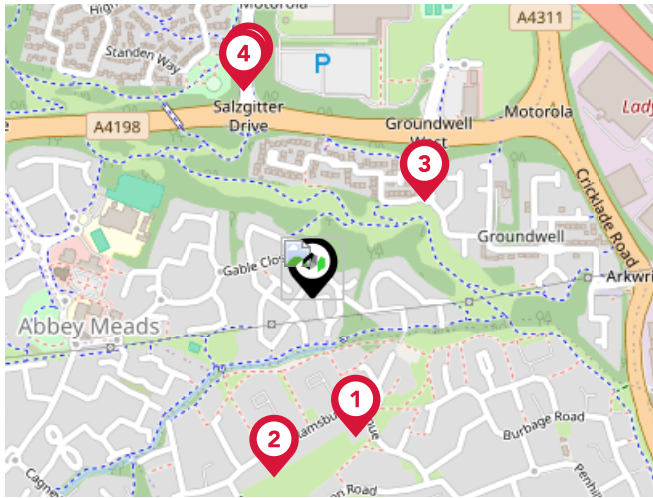


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	25.8 miles
2	London Oxford Airport	26.02 miles
3	Southampton Airport	48.52 miles
4	Bristol International Airport	42.39 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hannington Close	0.17 miles
2	Imber Walk	0.21 miles
3	Warrener Close	0.17 miles
4	Motorola	0.25 miles
5	Motorola	0.26 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

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Valuation Office Agency

