

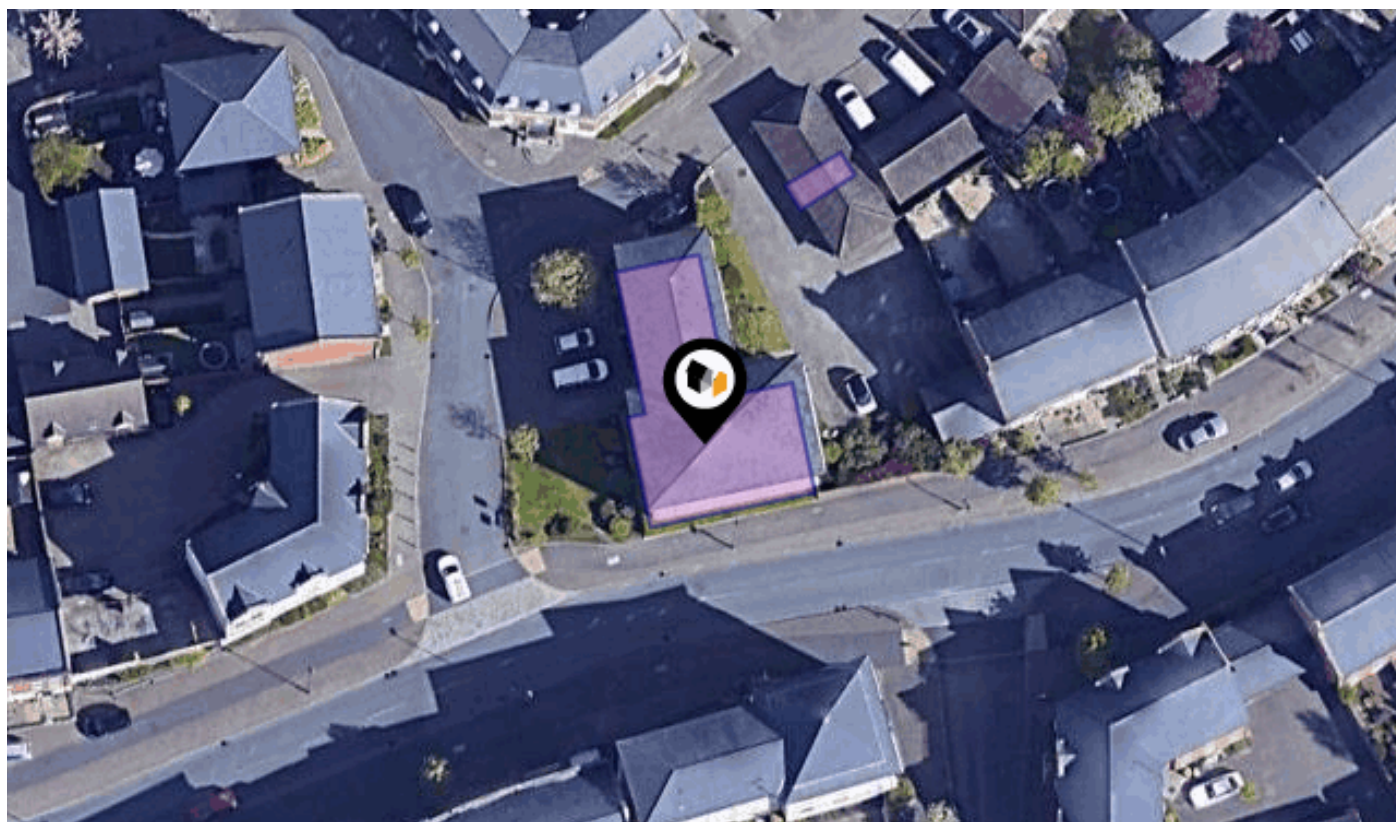


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Monday 25<sup>th</sup> March 2024**



**BIRKDALE CLOSE, SWINDON, SN25**

**McFarlane Sales & Lettings Ltd**

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£202
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	710 ft <sup>2</sup> / 66 m <sup>2</sup>	<b>Start Date:</b>	18/01/2007
<b>Plot Area:</b>	0.06 acres	<b>End Date:</b>	01/01/3000
<b>Year Built :</b>	2007	<b>Lease Term:</b>	999 years from 1 January 2001
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	976 years
<b>Annual Estimate:</b>	£1,762		
<b>Title Number:</b>	WT256985		
<b>UPRN:</b>	10010429444		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

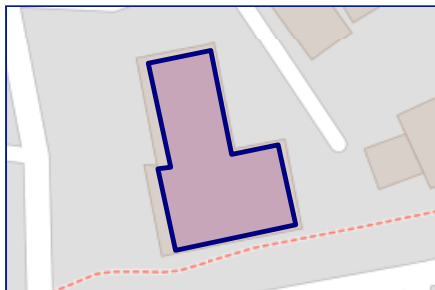
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

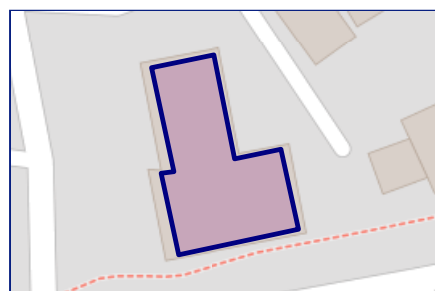


## Freehold Title Plan



**WT291901**

## Leasehold Title Plan



**WT256985**

Start Date: 18/01/2007  
End Date: 01/01/3000  
Lease Term: 999 years from 1 January 2001  
Term Remaining: 976 years

# Property EPC - Certificate

Birkdale Close, SN25

Energy rating

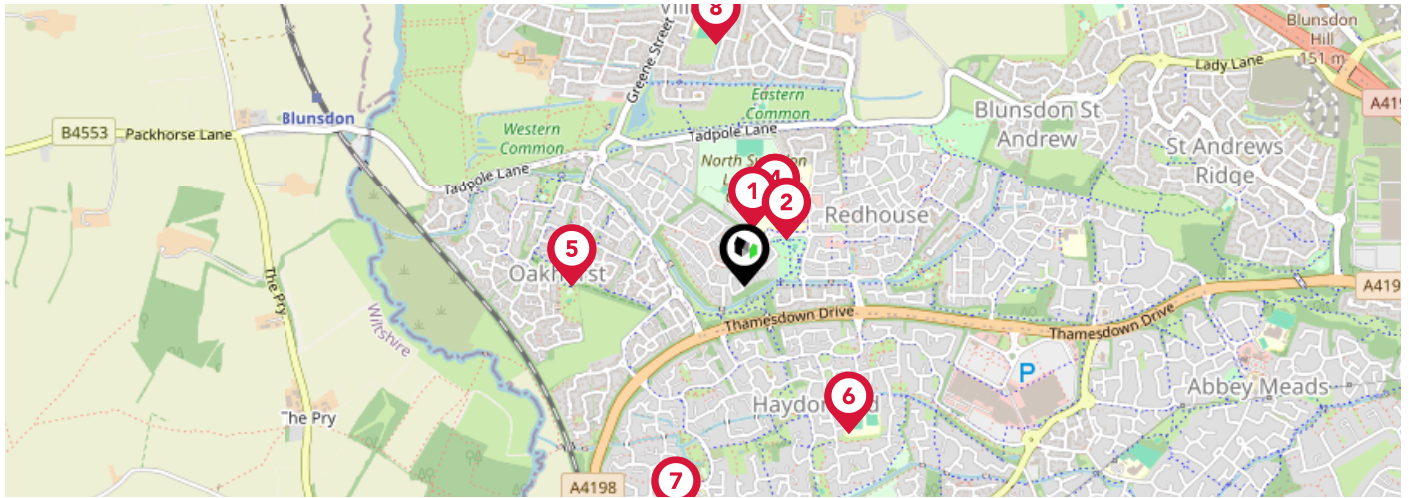
# C

Valid until 13.03.2029

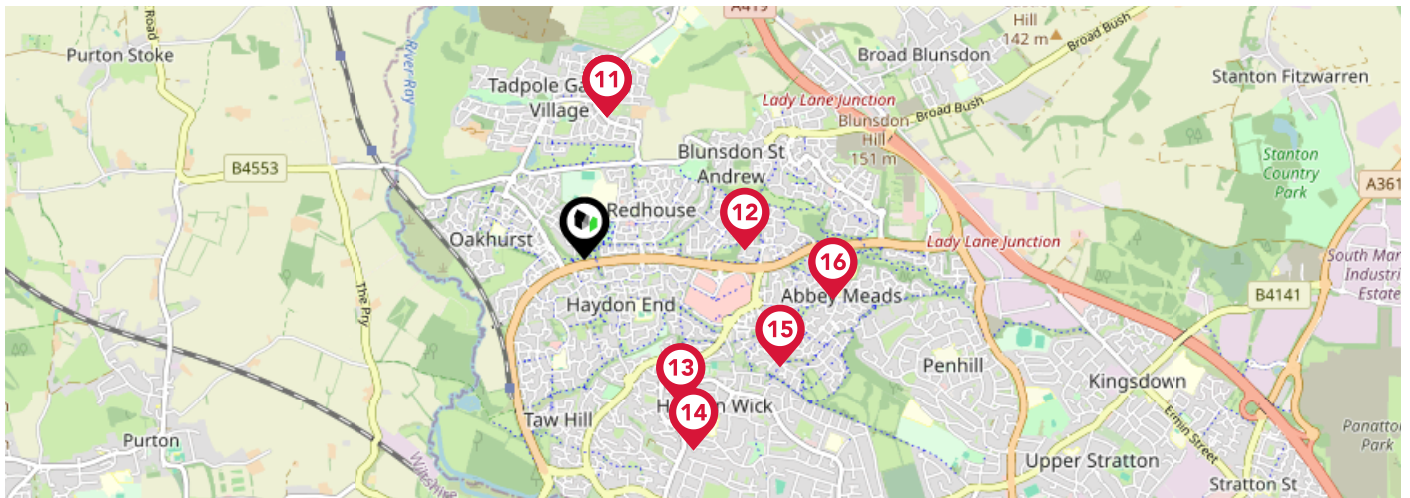
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 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, insulated (assumed)
<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 78% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	66 m <sup>2</sup>



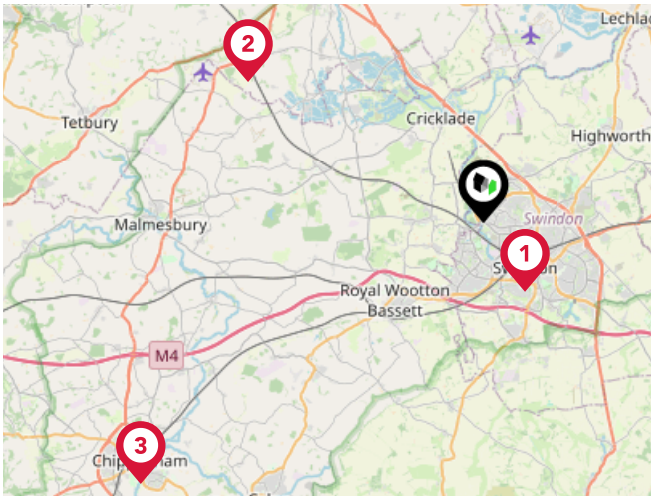
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Red Oaks Primary School</b> Ofsted Rating: Good   Pupils: 507   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Abbey Park School</b> Ofsted Rating: Inadequate   Pupils: 1003   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Brimble Hill Special School</b> Ofsted Rating: Good   Pupils: 100   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Uplands School</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakhurst Community Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Orchid Vale Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Francis CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 462   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tadpole Farm CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 472   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>William Morris Primary School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Churchward School</b> Ofsted Rating: Not Rated   Pupils: 41   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Western Academy</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridlewood Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydonleigh Primary School</b> Ofsted Rating: Good   Pupils: 627   Distance:0.8	<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:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Catherine Wayte Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey Meads Community Primary School</b> Ofsted Rating: Good   Pupils: 524   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

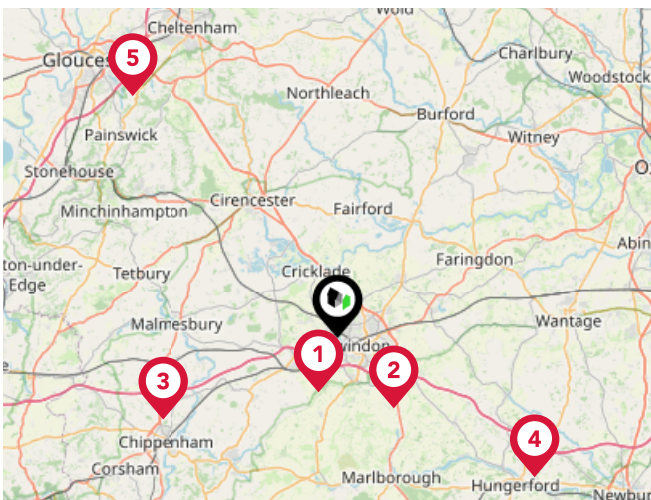
# Area

## Transport (National)



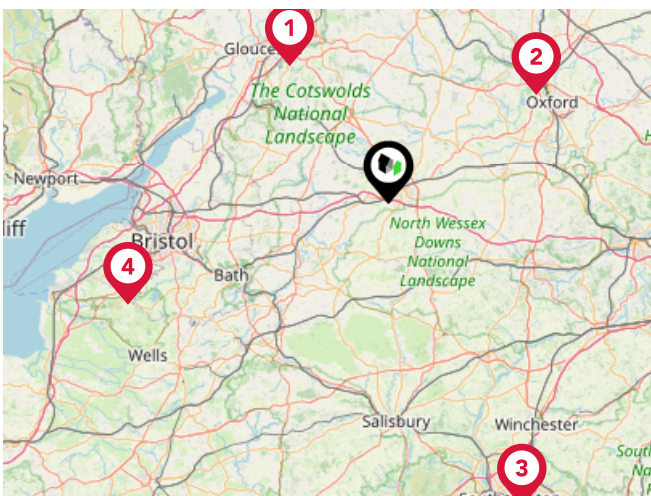
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.96 miles
2	Kemble Rail Station	10.1 miles
3	Chippenham Rail Station	15.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.18 miles
2	M4 J15	6.62 miles
3	M4 J17	14.25 miles
4	M4 J14	17.82 miles
5	M5 J11A	23.27 miles



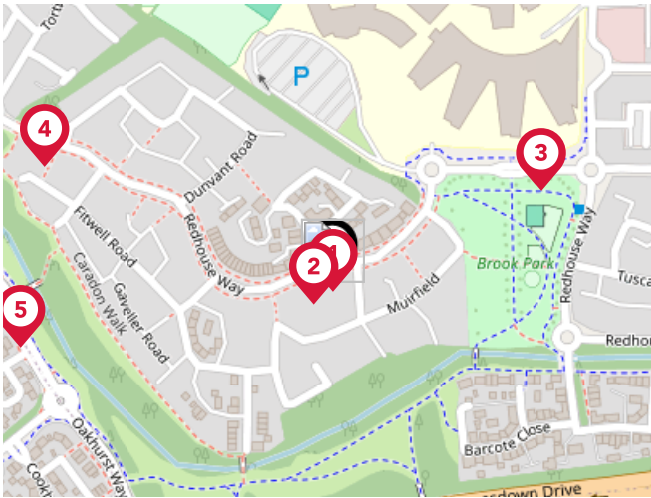
### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	24.75 miles
2	London Oxford Airport	27.02 miles
3	Southampton Airport	49.3 miles
4	Bristol International Airport	41.12 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Birkdale Close	0.01 miles
2	Birkdale Close	0.02 miles
3	Isambard School	0.13 miles
4	Tortworth Road	0.18 miles
5	Hartington Road	0.18 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

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Valuation Office Agency

