

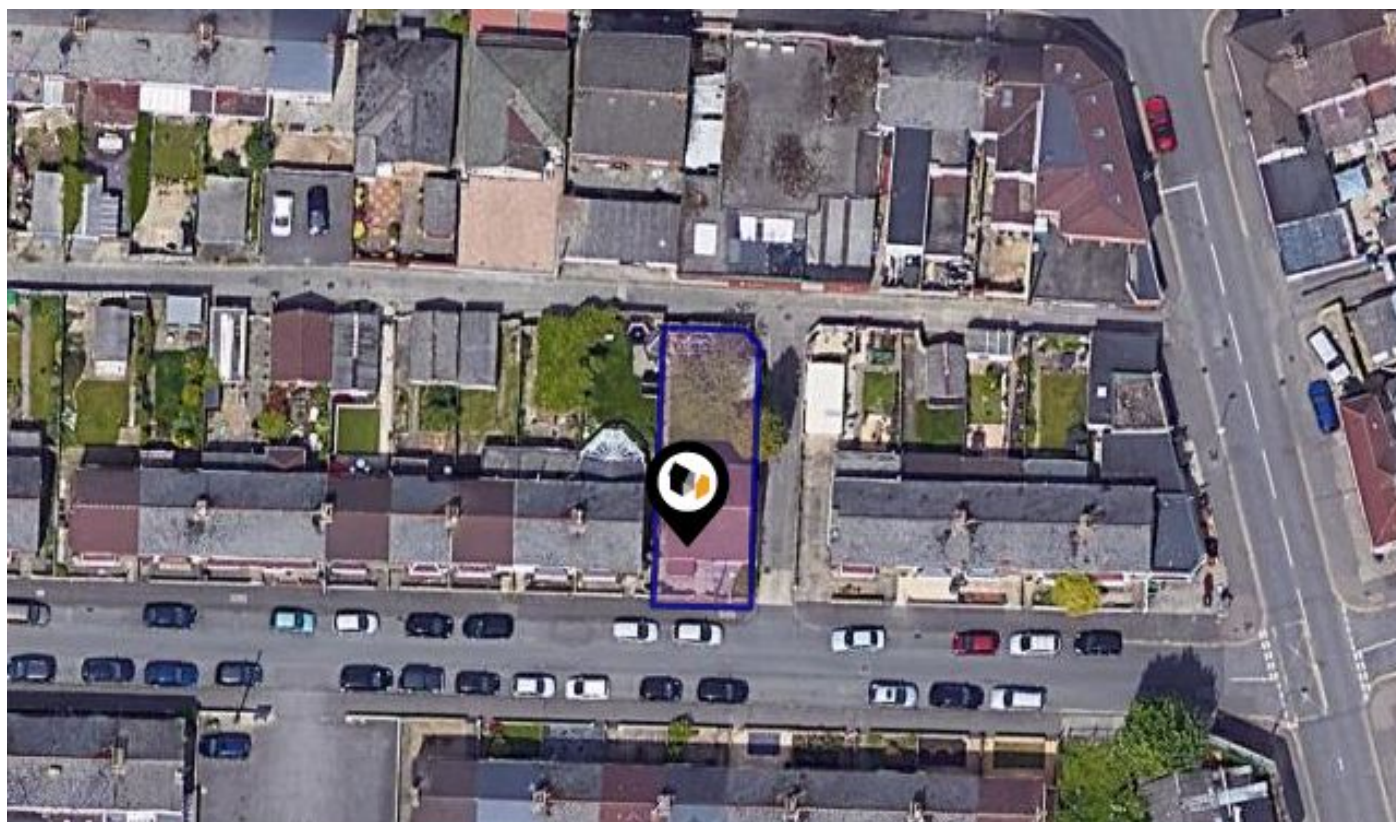


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 26<sup>th</sup> March 2024**



### **OSBORNE STREET, SWINDON, SN2**

#### **McFarlane Sales & Lettings Ltd**

28-30 Wood Street Swindon SN1 4AB

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,762		
<b>Title Number:</b>	WT103231		
<b>UPRN:</b>	100121148412		

## Local Area

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

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

<b>10</b> mb/s	<b>1000</b> mb/s
	

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Osborne Street, SN2

Energy rating

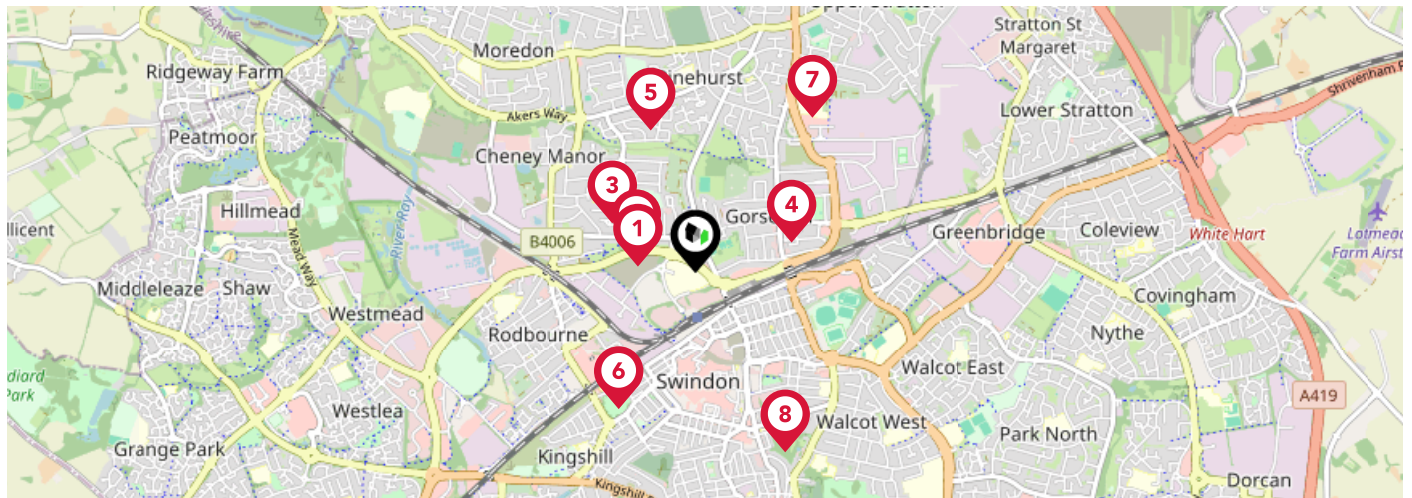
# D

Valid until 05.08.2030

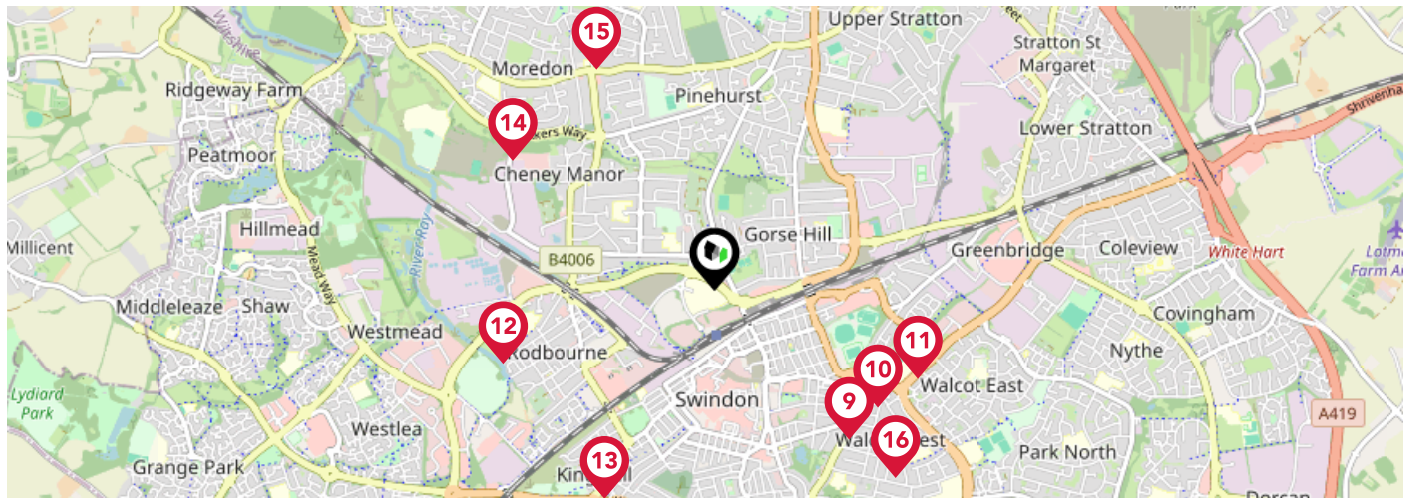
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>



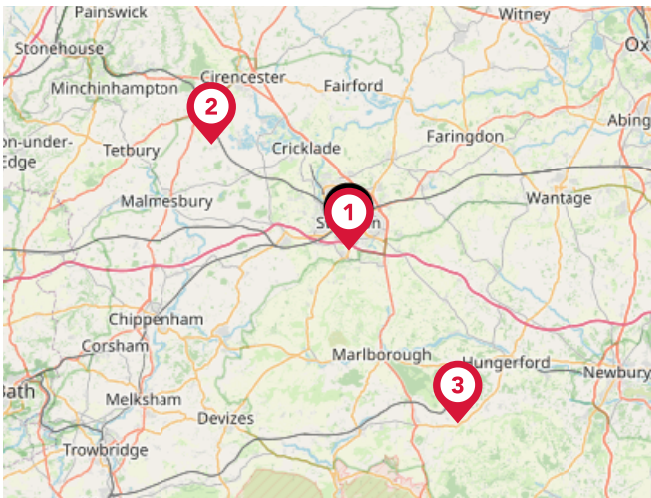
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ferndale Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 508   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Swindon Academy</b> Ofsted Rating: Good   Pupils: 1858   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Crowdys Hill School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Holy Rod Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 324   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic College</b> Ofsted Rating: Good   Pupils: 1306   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Even Swindon Primary School</b> Ofsted Rating: Good   Pupils: 706   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nova Hreod Academy</b> Ofsted Rating: Good   Pupils: 832   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rodbourne Cheney Primary School</b> Ofsted Rating: Outstanding   Pupils: 284   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lainesmead Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 454   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

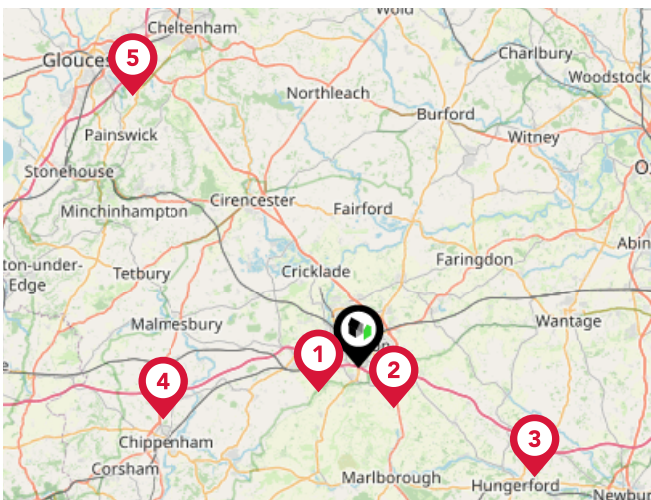
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.36 miles
2	Kemble Rail Station	12.55 miles
3	Bedwyn Rail Station	15.48 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.39 miles
2	M4 J15	3.99 miles
3	M4 J14	15.36 miles
4	M4 J17	14.93 miles
5	M5 J11A	25.9 miles

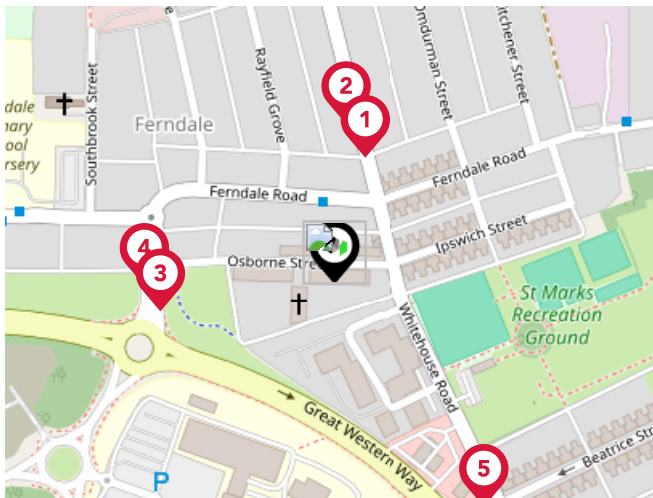


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.39 miles
2	London Oxford Airport	27.23 miles
3	Southampton Airport	46.71 miles
4	Bristol International Airport	41.83 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bradleys Corner	0.08 miles
2	Bradleys Corner	0.09 miles
3	North Star Avenue	0.1 miles
4	North Star Avenue	0.11 miles
5	Beatrice Street	0.15 miles



# McFarlane Sales & Lettings Ltd

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UK Government

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# mcfarlane

SALES & LETTINGS

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Valuation Office Agency

