

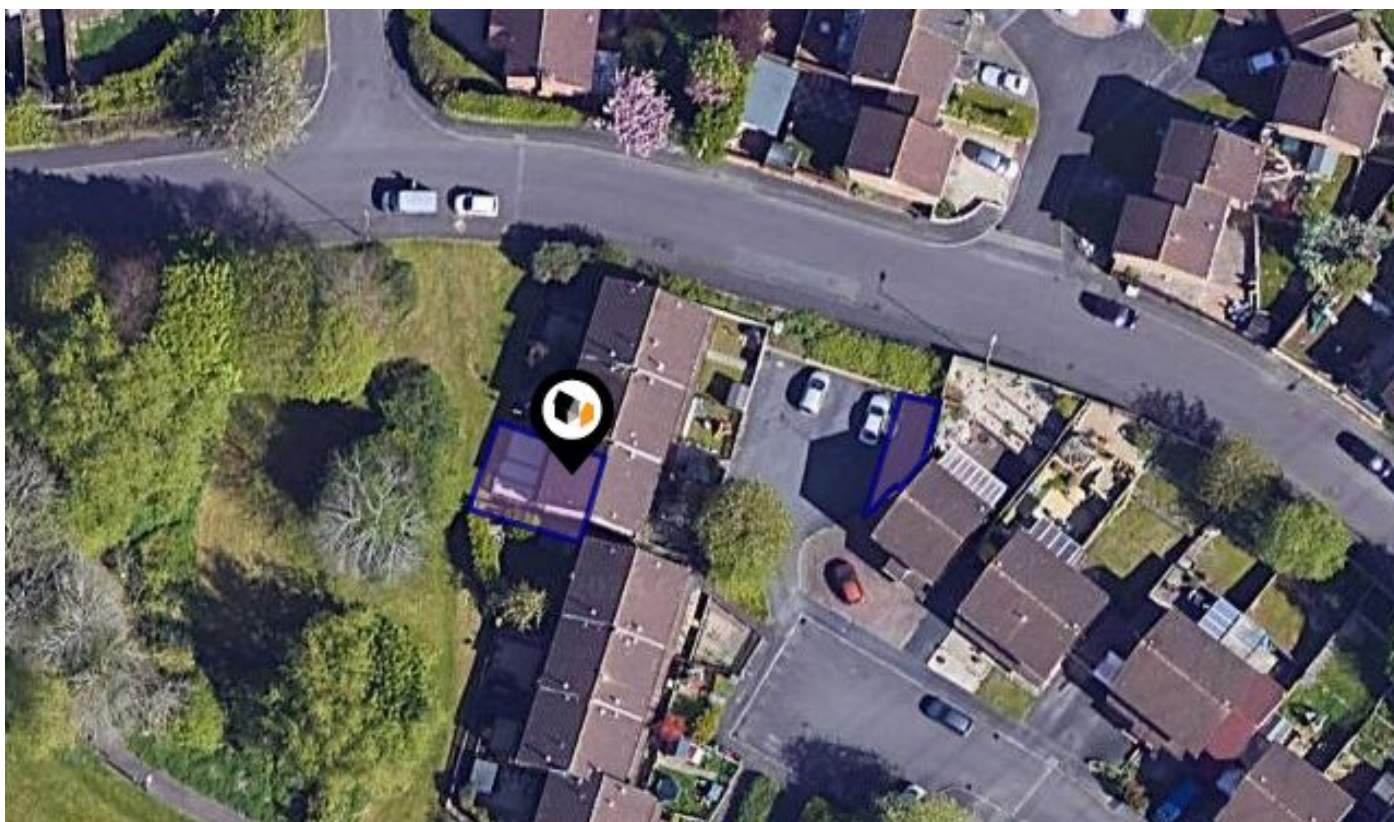


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 28th March 2024



HYLDER CLOSE, SWINDON, SN2

McFarlane Sales & Lettings Ltd

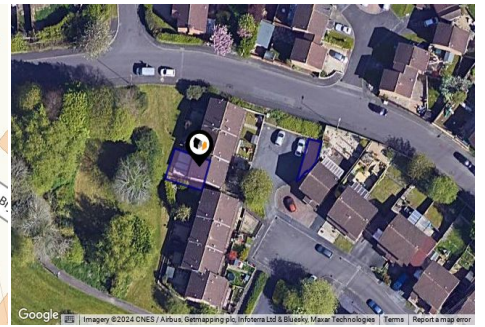
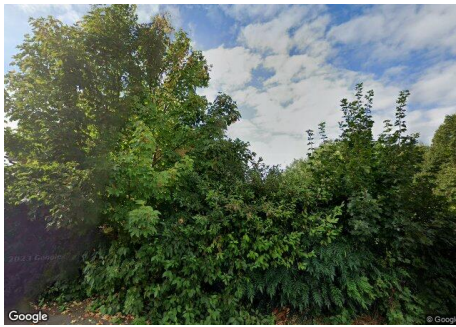
28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Terraced	Last Sold £/ft²:	£222
Bedrooms:	2	Tenure:	Freehold
Floor Area:	441 ft ² / 41 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,541		
Title Number:	WT52574		
UPRN:	100121138361		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	68 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN2

Energy rating

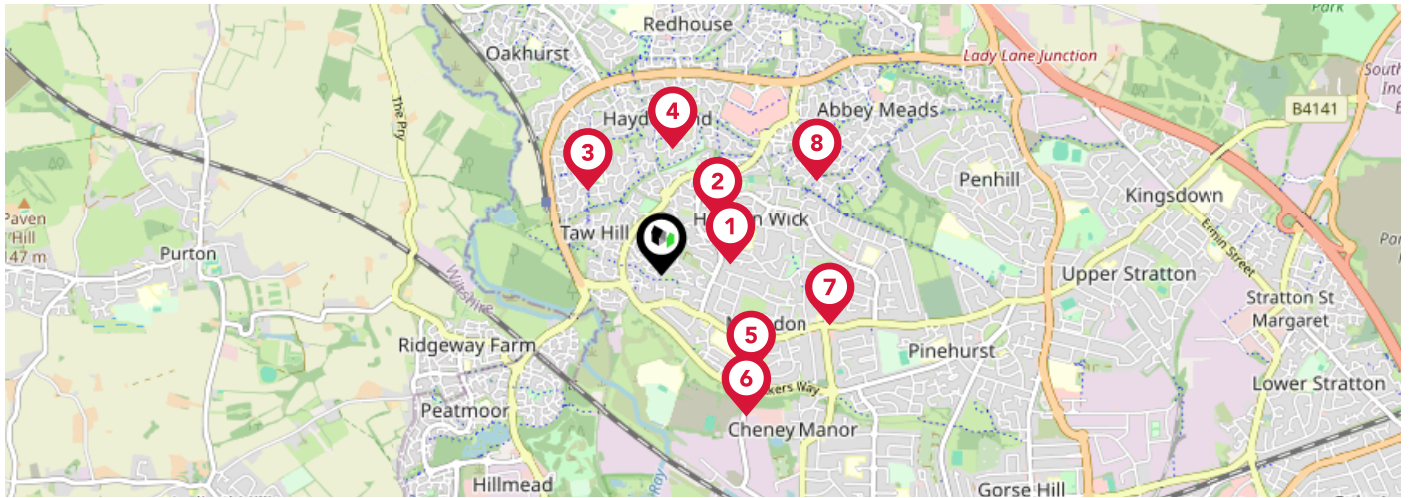
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Valid until 17.01.2034

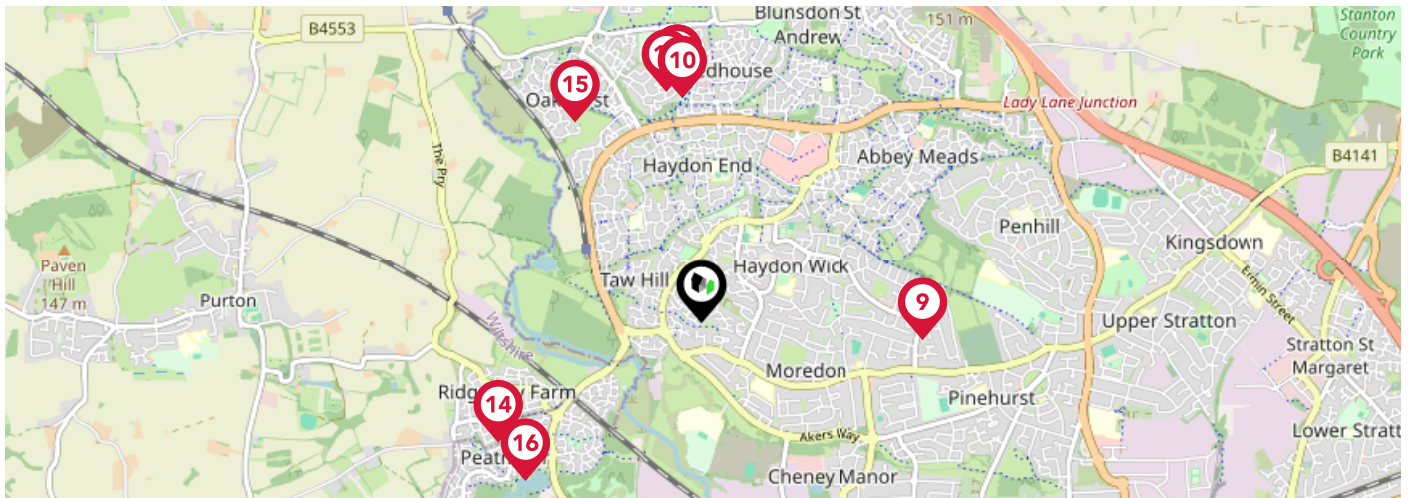
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	41 m ²



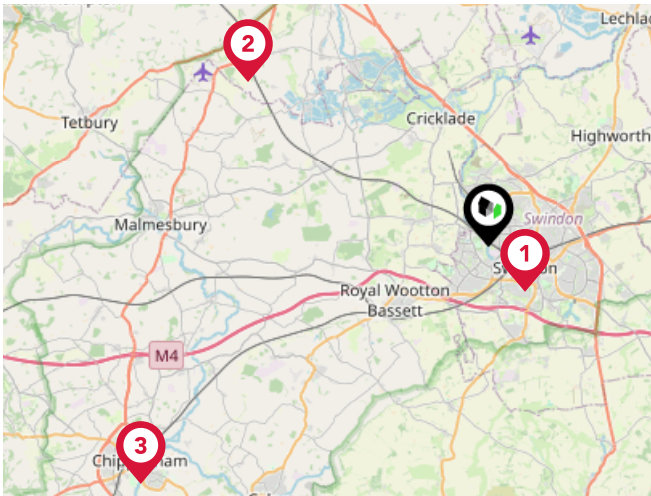
		Nursery	Primary	Secondary	College	Private
	Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:0.52	<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:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catherine Wayte Primary School Ofsted Rating: Good Pupils: 417 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgeway Farm CofE Academy Ofsted Rating: Good Pupils: 182 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peatmoor Community Primary School Ofsted Rating: Good Pupils: 194 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

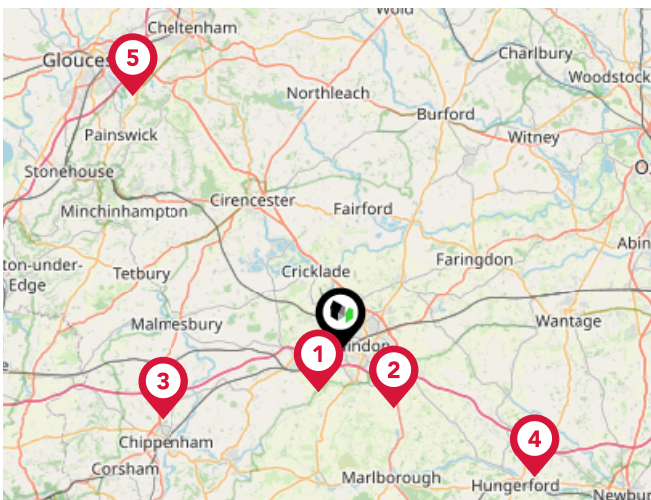
Area

Transport (National)



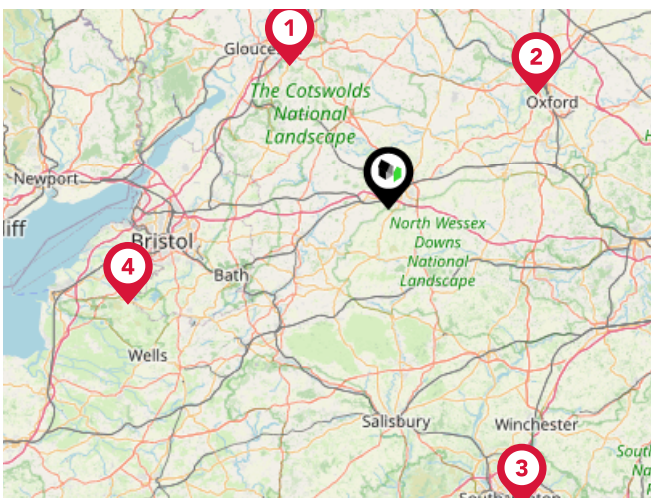
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.09 miles
2	Kemble Rail Station	10.75 miles
3	Chippenham Rail Station	15.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.4 miles
2	M4 J15	5.8 miles
3	M4 J17	14.06 miles
4	M4 J14	17.14 miles
5	M5 J11A	24.1 miles

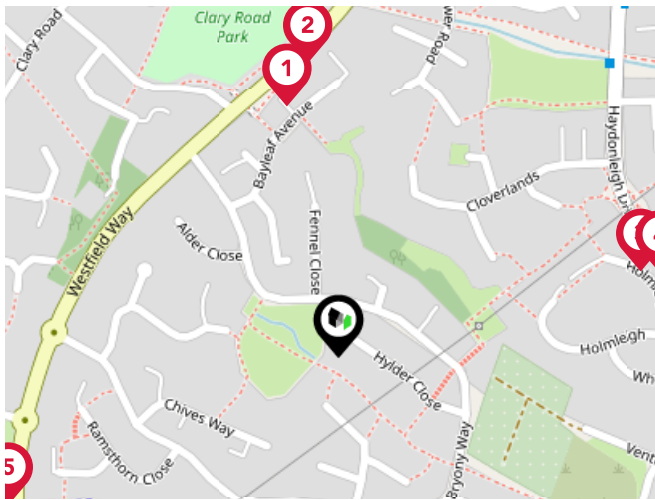


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	25.61 miles
2	London Oxford Airport	27.43 miles
3	Southampton Airport	48.38 miles
4	Bristol International Airport	40.98 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clary Road	0.15 miles
2	Clary Road	0.17 miles
3	Brookdene	0.18 miles
4	Brookdene	0.19 miles
5	Wood Hall Bridge	0.21 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:



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SALES & LETTINGS

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Valuation Office Agency

