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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 05th April 2024



MARBECK CLOSE, SWINDON, SN25

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Property Overview






Property

Type:	Flat / Maisonette	Last Sold	£308
Bedrooms:	2	£/ft²:	
Floor Area:	473 ft ² / 44 m ²	Tenure:	Leasehold
Plot Area:	0.77 acres	Start	04/09/2007
Year Built :	1996-2002	Date:	
Council Tax :	Band C	End Date:	22/03/2105
Annual Estimate:	£1,954	Lease	From and Including 25 March 2006 To and Including 22 March 2105
Title Number:	WT250499	Term:	81 years
UPRN:	10010433031	Term	
		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)

16 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)

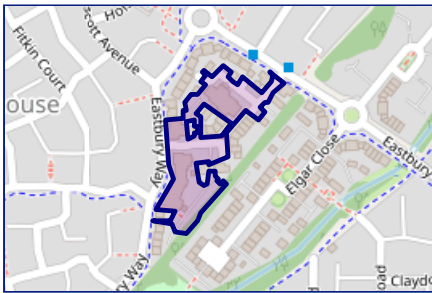


Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



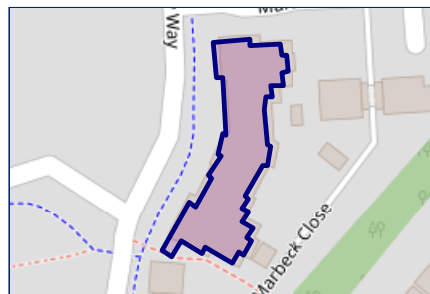
WT225788

Leasehold Title Plans



WT250499

Start Date: 07/06/2006
End Date: 25/03/2105
Lease Term: 99 years from
25 March 2006
Term Remaining: 81 years



WT264603

Start Date: 04/09/2007
End Date: 22/03/2105
Lease Term: From and Including 25 March
2006 To and Including 22
March 2105
Term Remaining: 81 years

Property EPC - Certificate

Marbeck Close, SN25

Energy rating

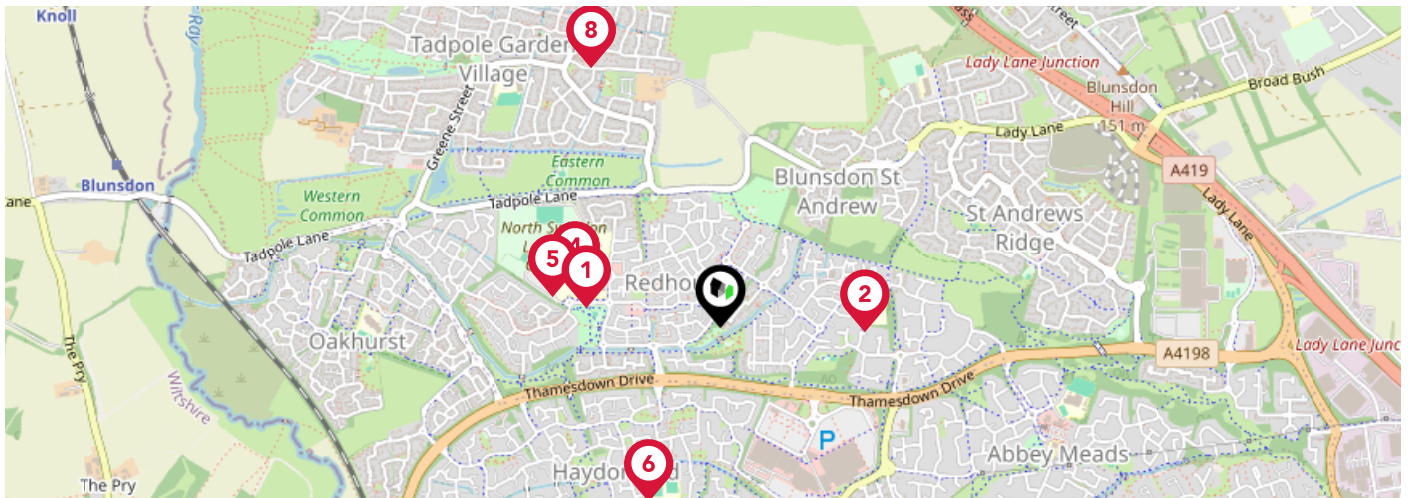
C

Valid until 23.01.2029

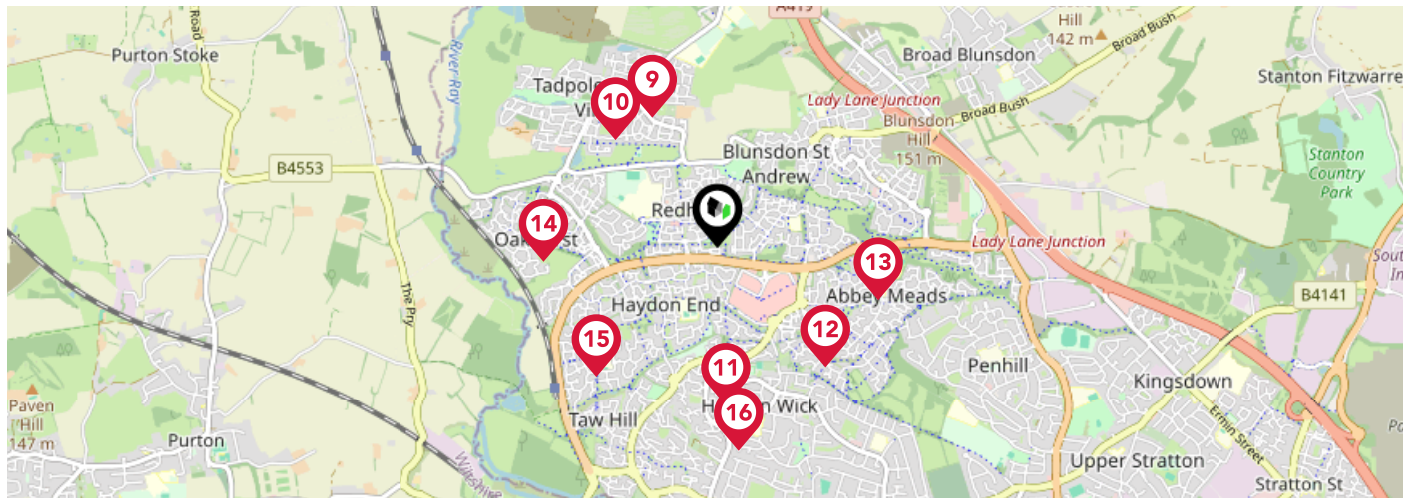
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	44 m ²

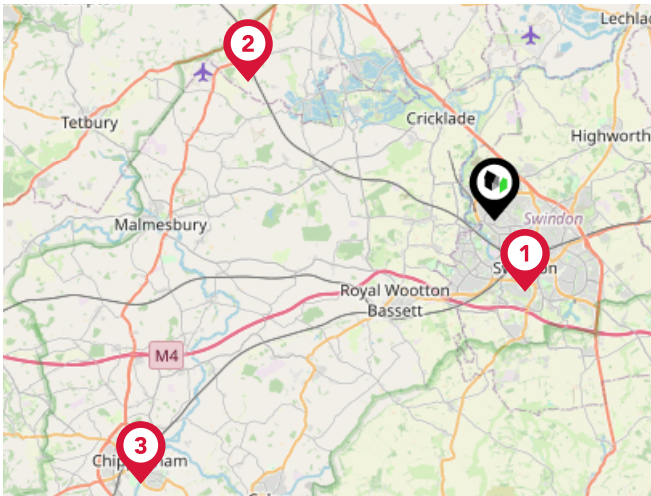


		Nursery	Primary	Secondary	College	Private
1	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bridlewood Primary School Ofsted Rating: Good Pupils: 241 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	William Morris Primary School 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"/>
8	Churchward School 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"/>



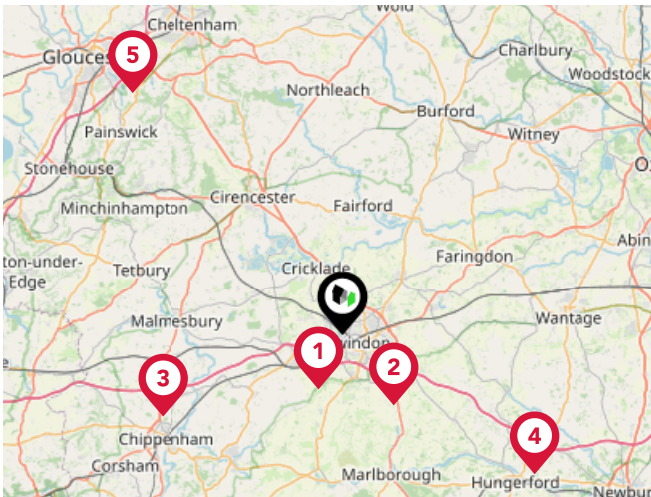
		Nursery	Primary	Secondary	College	Private
	Great Western Academy Ofsted Rating: Not Rated Pupils: 369 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:0.68	<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:0.73	<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:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Meads Community Primary School Ofsted Rating: Good Pupils: 524 Distance:0.78	<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:0.81	<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:0.82	<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:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



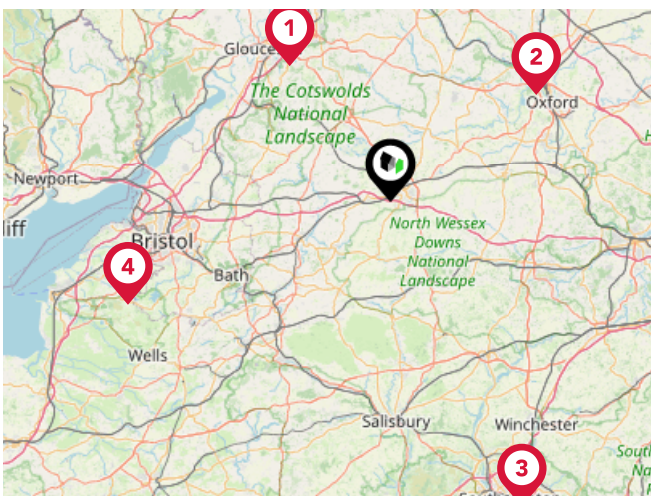
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.82 miles
2	Kemble Rail Station	10.42 miles
3	Chippenham Rail Station	16.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.38 miles
2	M4 J15	6.43 miles
3	M4 J17	14.65 miles
4	M4 J14	17.52 miles
5	M5 J11A	23.49 miles

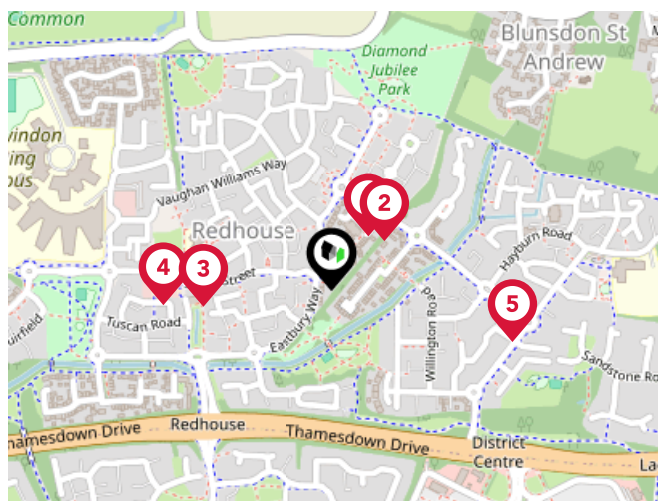


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	24.94 miles
2	London Oxford Airport	26.65 miles
3	Southampton Airport	49.19 miles
4	Bristol International Airport	41.52 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dowland Close	0.08 miles
2	Dowland Close	0.08 miles
3	Redhouse Village Centre	0.15 miles
4	Redhouse Village Centre	0.19 miles
5	Chartwell Road	0.22 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

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

