

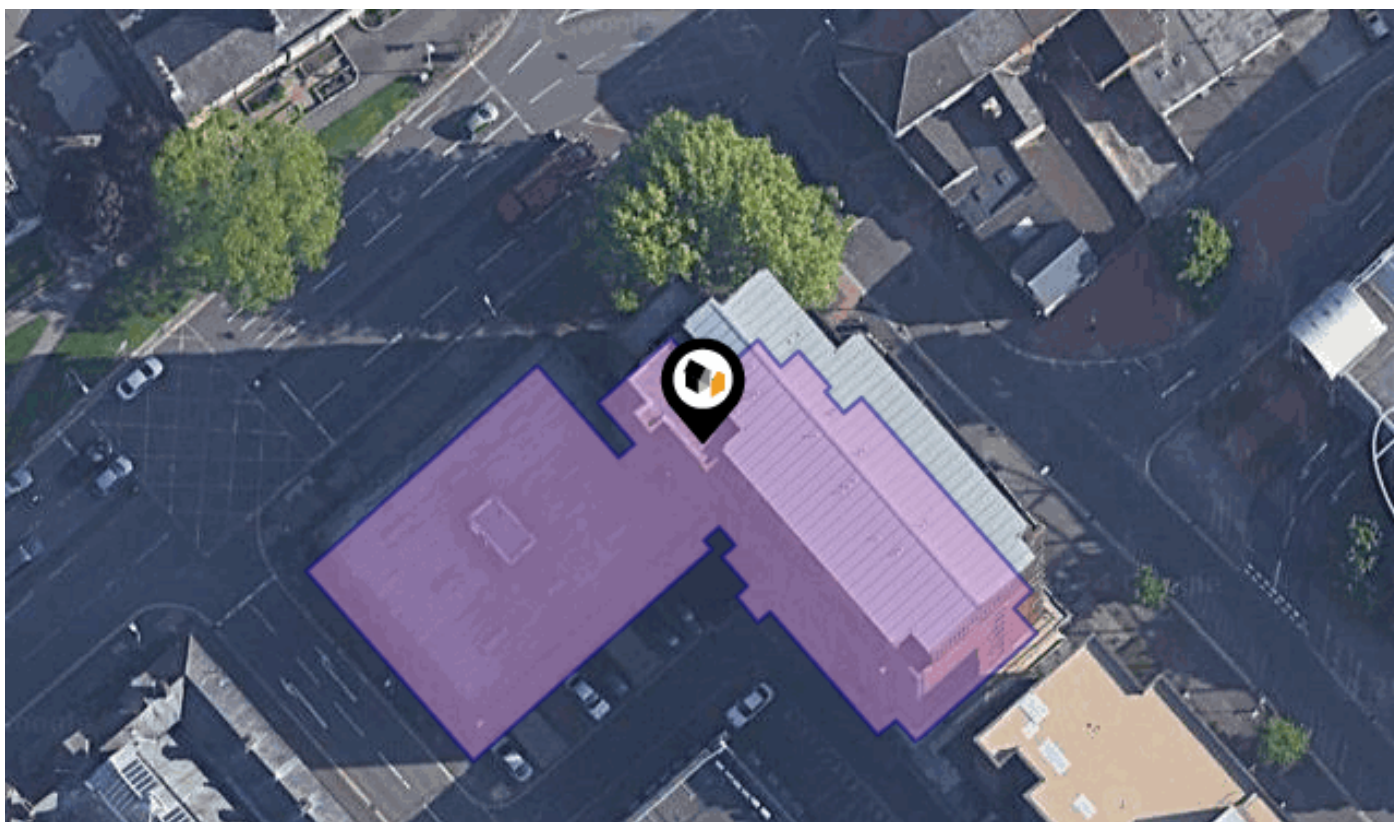


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 09<sup>th</sup> April 2024**



**BRIDGE HOUSE, 1, FARNSBY STREET, SWINDON, SN1**

**McFarlane Sales & Lettings Ltd**

28-30 Wood Street Swindon SN1 4AB

01793 611841

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www.mcfarlaneproperty.com







## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£160
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>	<b>Start Date:</b>	22/05/2006
<b>Plot Area:</b>	0.3 acres	<b>End Date:</b>	01/01/2155
<b>Year Built :</b>	2006	<b>Lease Term:</b>	150 Years from 1 January 2005
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	130 years
<b>Annual Estimate:</b>	£1,954		
<b>Title Number:</b>	WT250827		
<b>UPRN:</b>	10022787149		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	Swindon's Railway Conservation Area
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Medium

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

<b>19</b> mb/s	<b>1000</b> mb/s
	

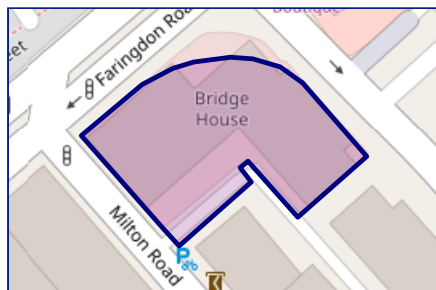
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

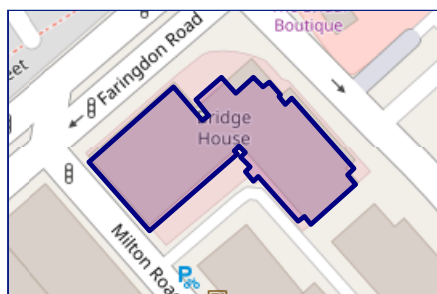


## Freehold Title Plan



**WT28779**

## Leasehold Title Plan



**WT250827**

Start Date: 22/05/2006  
End Date: 01/01/2155  
Lease Term: 150 Years from 1 January 2005  
Term Remaining: 130 years

# Property EPC - Certificate

1 Farnsby Street, SN1

Energy rating

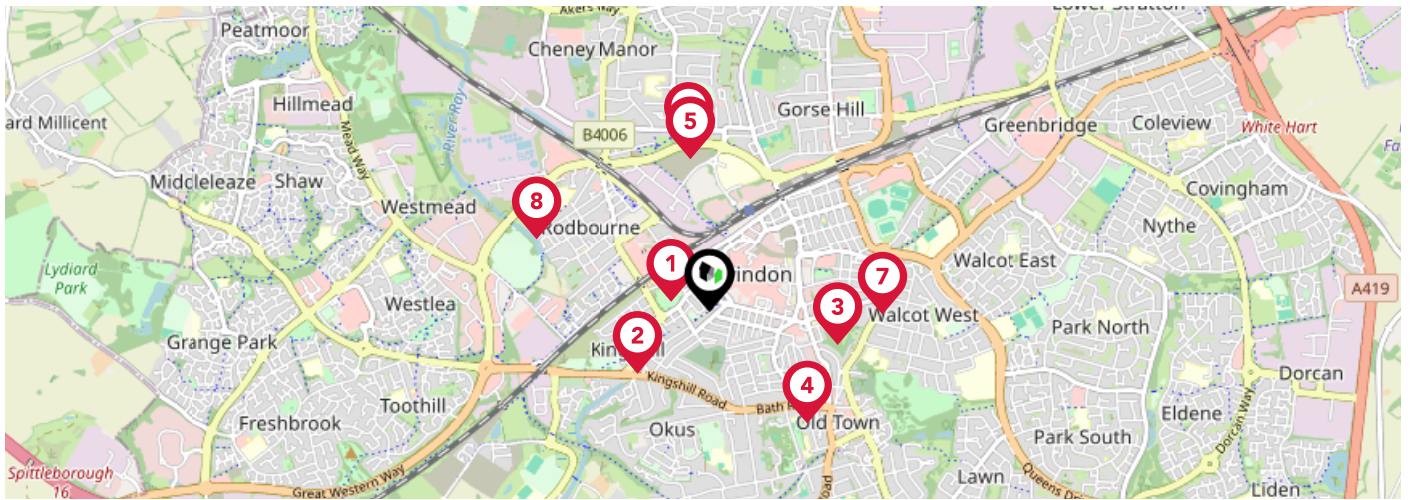
**D**









Valid until 05.11.2033

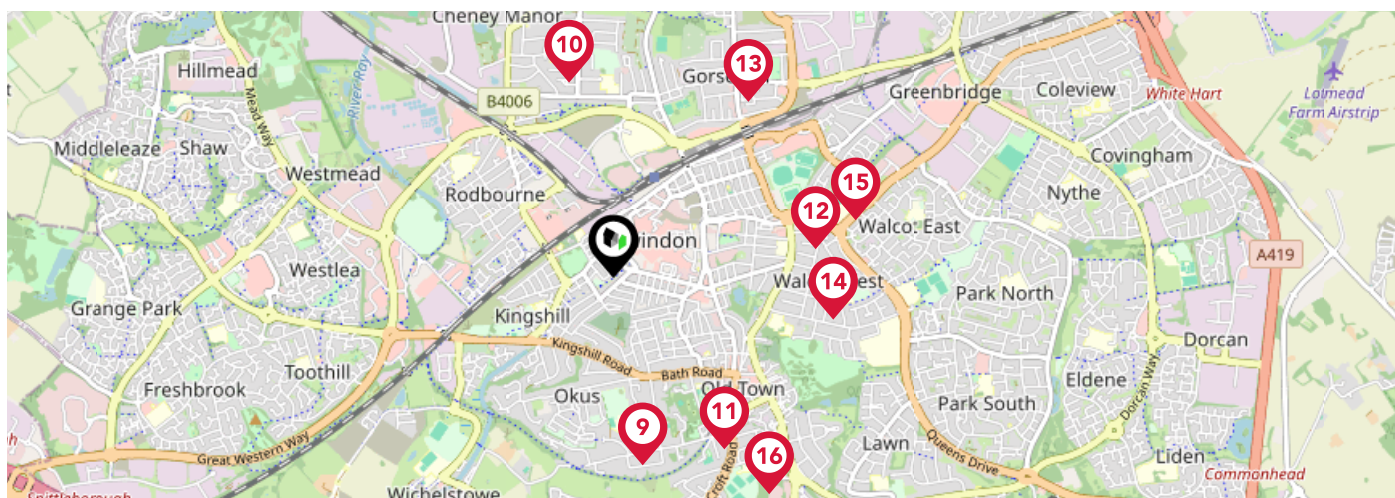
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   C
55-68	<b>D</b>	62   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	02
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	95 m <sup>2</sup>



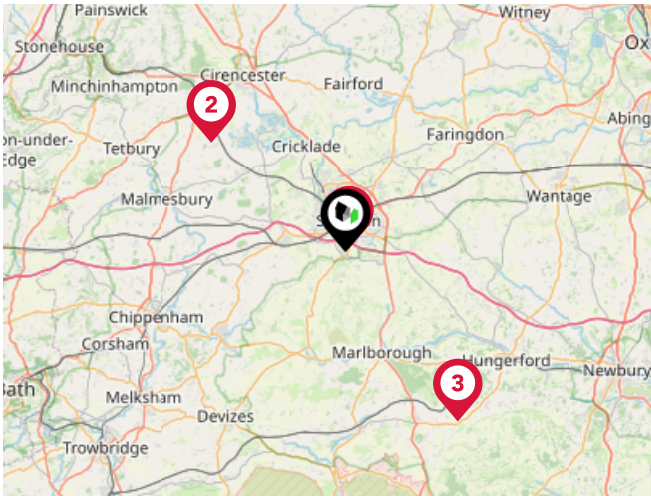
		Nursery	Primary	Secondary	College	Private
	<b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King William Street Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ferndale Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 508   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Even Swindon Primary School</b> Ofsted Rating: Good   Pupils: 706   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The Commonweal School</b> Ofsted Rating: Good   Pupils: 1386   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lethbridge Primary School</b> Ofsted Rating: Good   Pupils: 484   Distance:0.94	<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:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:1.02	<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:1.03	<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:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Croft Primary School</b> Ofsted Rating: Outstanding   Pupils: 414   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

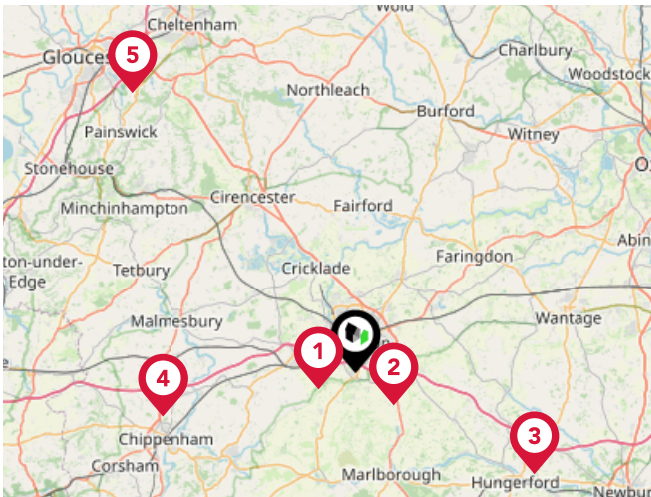
# Area

## Transport (National)



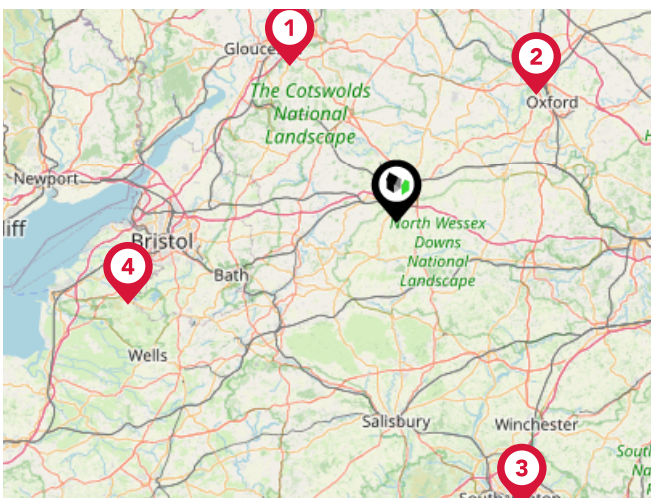
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.37 miles
2	Kemble Rail Station	12.82 miles
3	Bedwyn Rail Station	15.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.94 miles
2	M4 J15	3.64 miles
3	M4 J14	15.17 miles
4	M4 J17	14.6 miles
5	M5 J11A	26.32 miles



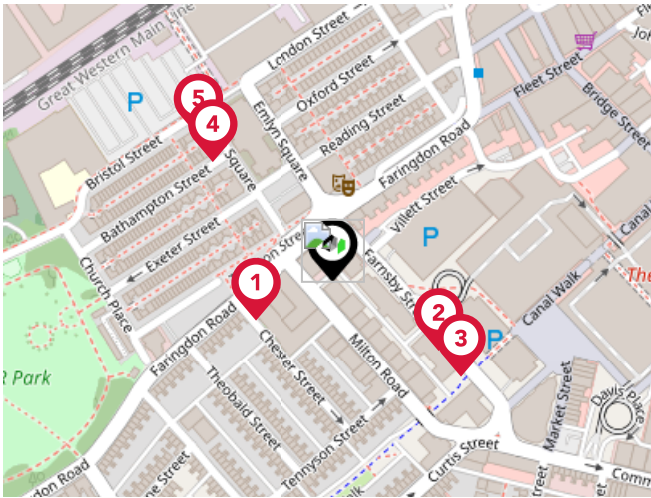
### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.84 miles
2	London Oxford Airport	27.81 miles
3	Southampton Airport	46.16 miles
4	Bristol International Airport	41.46 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Health Hydro	0.05 miles
2	Farnsby Street	0.07 miles
3	Farnsby Street	0.09 miles
4	Emlyn Square	0.1 miles
5	Emlyn Square	0.11 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

