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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 10th April 2024



**THE OLD MANSE 2A, SWINDON STREET, HIGHWORTH,
SWINDON, SN6**

McFarlane Sales & Lettings Ltd

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Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.11 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,710		
Title Number:	WT165989		
UPRN:	10022793778		

Local Area

Local Authority:	Swindon
Conservation Area:	Highworth
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	330 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

2a, Swindon Street, Highworth, SN6

Energy rating

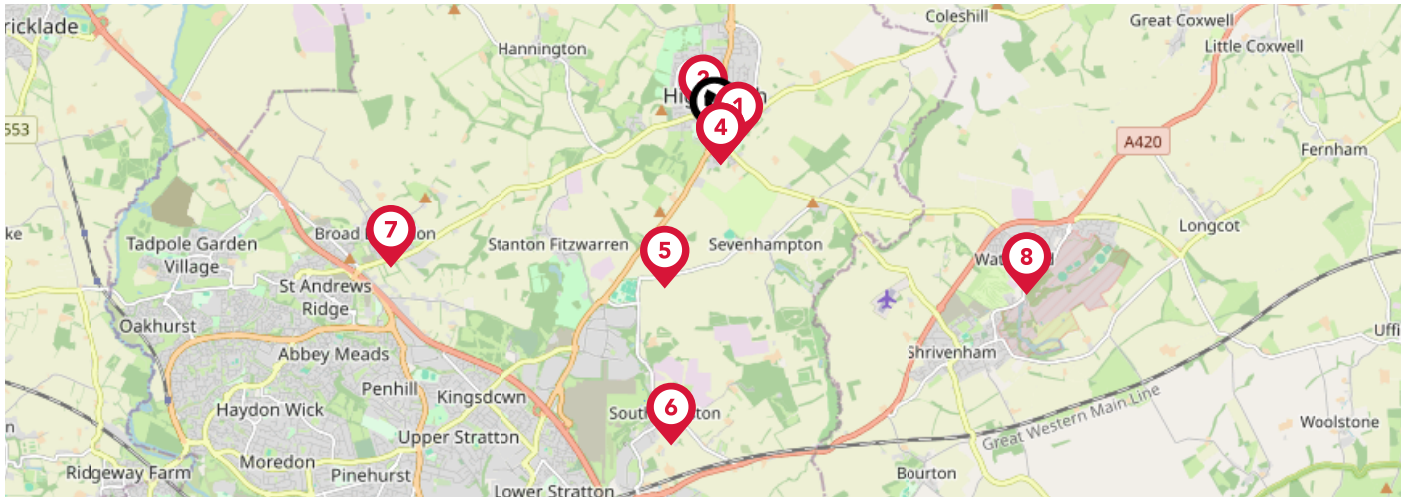
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Valid until 15.10.2026

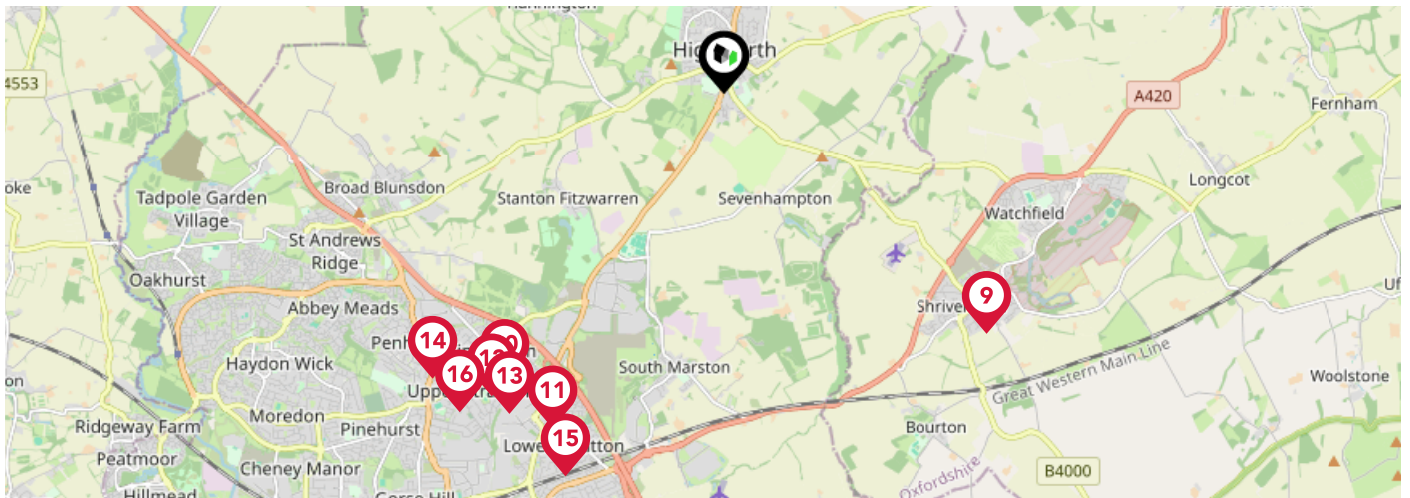
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
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:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	54 m ²



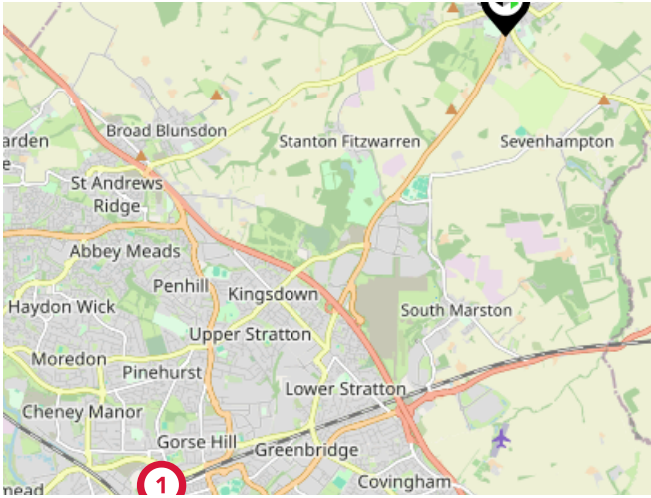
		Nursery	Primary	Secondary	College	Private
1	Eastrop Infant School Ofsted Rating: Good Pupils: 169 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westrop Primary & Nursery School Ofsted Rating: Good Pupils: 301 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Southfield Junior School Ofsted Rating: Good Pupils: 237 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Highworth Warneford School Ofsted Rating: Requires Improvement Pupils: 905 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Maranatha Christian School Ofsted Rating: Not Rated Pupils: 56 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	South Marston Church of England Primary School Ofsted Rating: Good Pupils: 112 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Leonard's Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Watchfield Primary School Ofsted Rating: Good Pupils: 387 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Shrivenham Church of England Controlled School Ofsted Rating: Good Pupils: 184 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsdown School Ofsted Rating: Good Pupils: 955 Distance:3.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Infants' School Ofsted Rating: Requires Improvement Pupils: 262 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's Catholic Primary School, Swindon Ofsted Rating: Good Pupils: 213 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ruskin Junior School Ofsted Rating: Requires Improvement Pupils: 304 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's Academy Ofsted Rating: Good Pupils: 72 Distance:3.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Junior School Ofsted Rating: Inadequate Pupils: 330 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechcroft Infant School Ofsted Rating: Good Pupils: 242 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

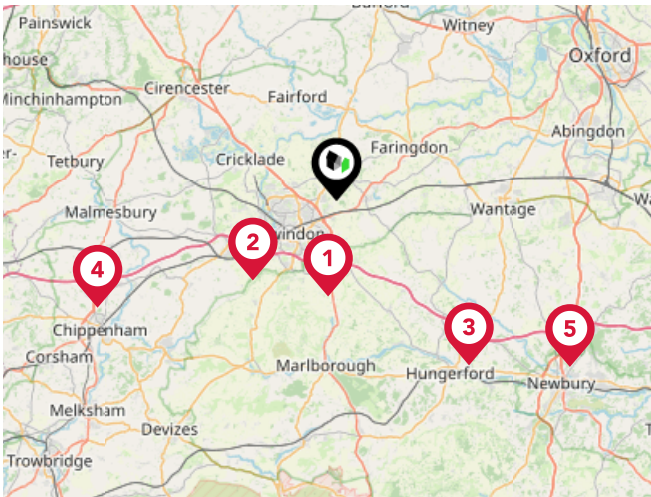
Area

Transport (National)



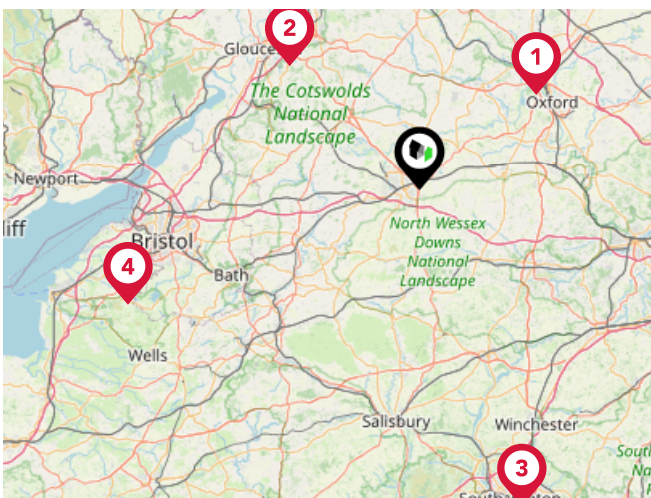
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	5.49 miles
2	Shipton Rail Station	17.06 miles
3	Kemble Rail Station	13.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	7.18 miles
2	M4 J16	8.47 miles
3	M4 J14	15.71 miles
4	M4 J17	19.33 miles
5	M4 J13	21.19 miles

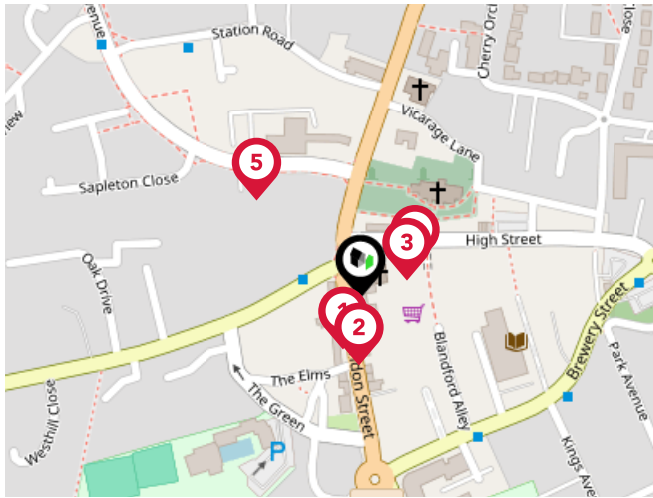


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	22.11 miles
2	Gloucestershire Airport	26.35 miles
3	Southampton Airport	49.44 miles
4	Bristol International Airport	46.2 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swindon Street	0.03 miles
2	Swindon Street	0.04 miles
3	Highworth High Street	0.03 miles
4	Highworth High Street	0.04 miles
5	Stapleton Close	0.08 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:



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Valuation Office Agency

