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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 10th April 2024



TAWNY OWL CLOSE, SWINDON, SN3

McFarlane Sales & Lettings Ltd

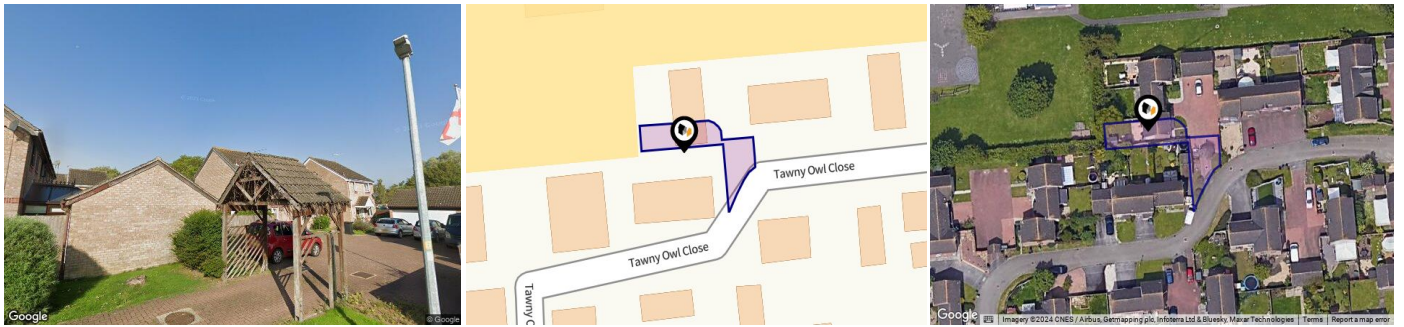
28-30 Wood Street Swindon SN1 4AB

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Property

| | | | |
|-------------------------|---|------------------------------------|----------|
| Type: | Terraced | Last Sold £/ft²: | £177 |
| Bedrooms: | 2 | Tenure: | Freehold |
| Floor Area: | 613 ft ² / 57 m ² | | |
| Plot Area: | 0.05 acres | | |
| Year Built : | 1983-1990 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,710 | | |
| Title Number: | WT84055 | | |
| UPRN: | 100121158575 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 4 mb/s | 63 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Tawny Owl Close, SN3

Energy rating

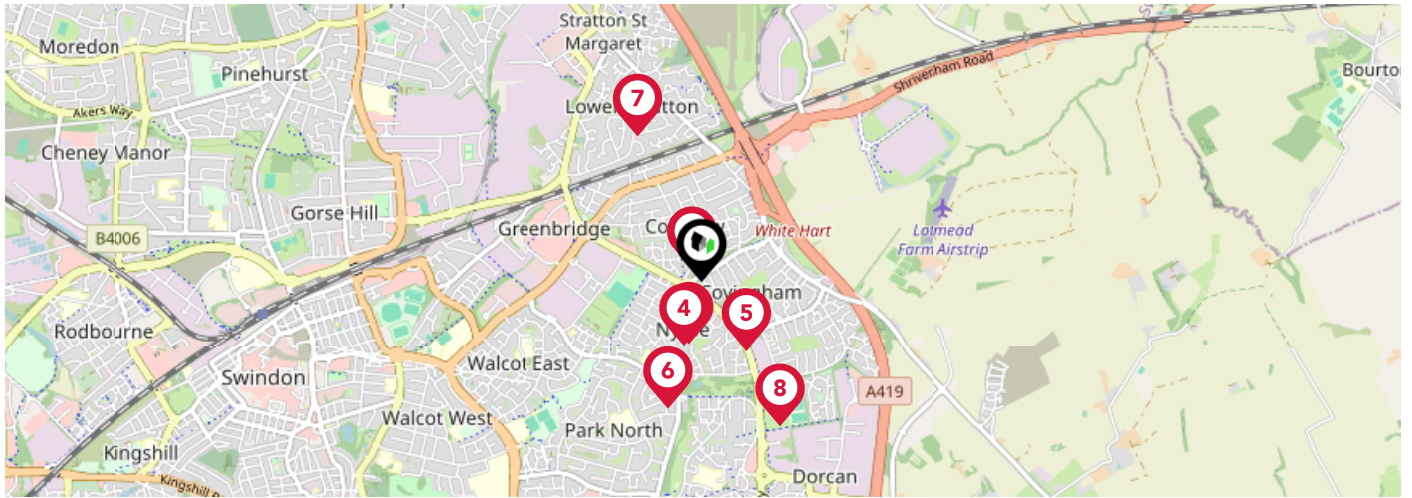
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Valid until 18.10.2028

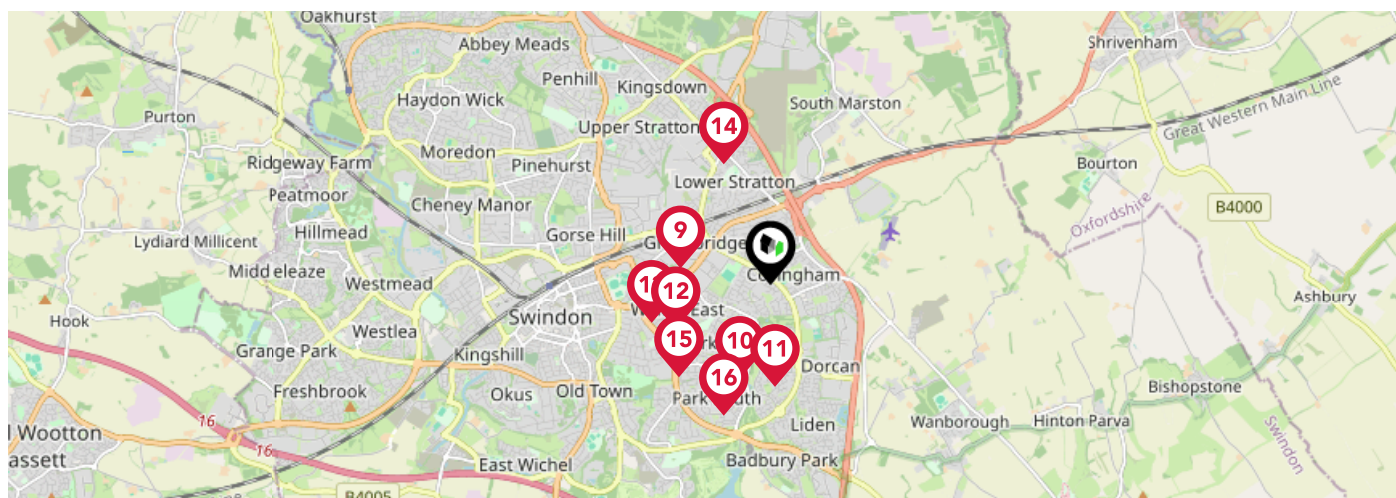
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 44% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 57 m ² |



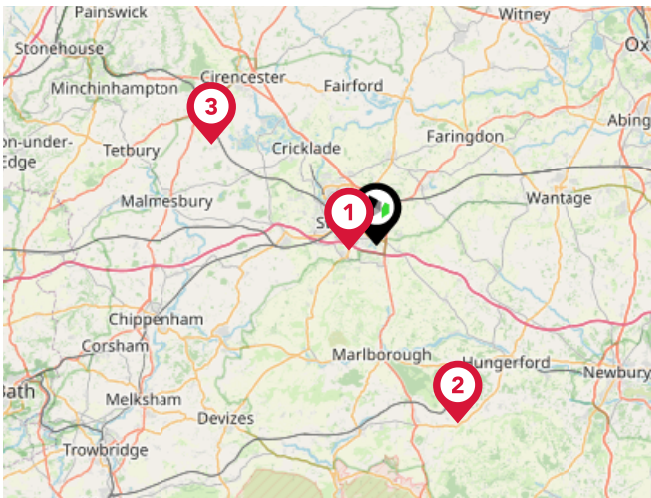
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Colebrook Infant Academy Ofsted Rating: Good Pupils: 138 Distance:0.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Colebrook Junior School Ofsted Rating: Good Pupils: 182 Distance:0.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Nyland School Ofsted Rating: Good Pupils: 58 Distance:0.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Nythe Primary School Ofsted Rating: Good Pupils:0 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Covingham Park Primary School Ofsted Rating: Good Pupils: 381 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 363 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Grange Junior School Ofsted Rating: Inadequate Pupils: 330 Distance:0.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | The Dorcan Academy Ofsted Rating: Good Pupils: 757 Distance:0.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Horizons College Ofsted Rating: Not Rated Pupils:0 Distance:0.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Goddard Park Community Primary School Ofsted Rating: Good Pupils: 593 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Eldene Nursery and Primary School Ofsted Rating: Good Pupils: 349 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.15 | <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:1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | New College Swindon Ofsted Rating: Good Pupils:0 Distance:1.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | OakTree Nursery and Primary School Ofsted Rating: Good Pupils: 399 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

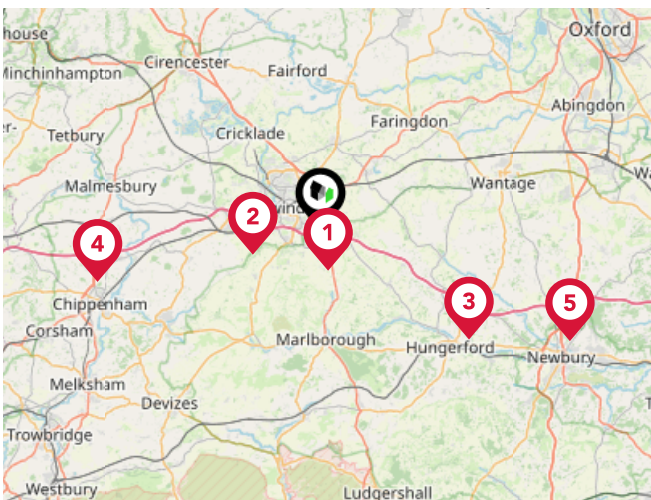
Area

Transport (National)



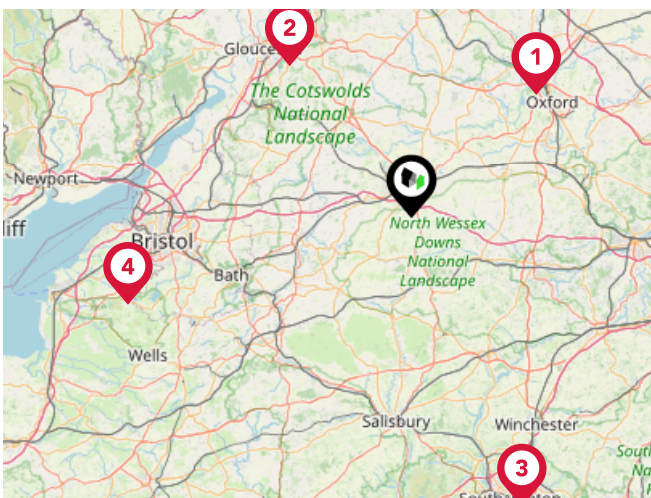
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|-------------|
| 1 | Swindon Rail Station | 2.03 miles |
| 2 | Bedwyn Rail Station | 14.47 miles |
| 3 | Kemble Rail Station | 14.28 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J15 | 3.02 miles |
| 2 | M4 J16 | 5.22 miles |
| 3 | M4 J14 | 13.64 miles |
| 4 | M4 J17 | 16.89 miles |
| 5 | M4 J13 | 20.14 miles |

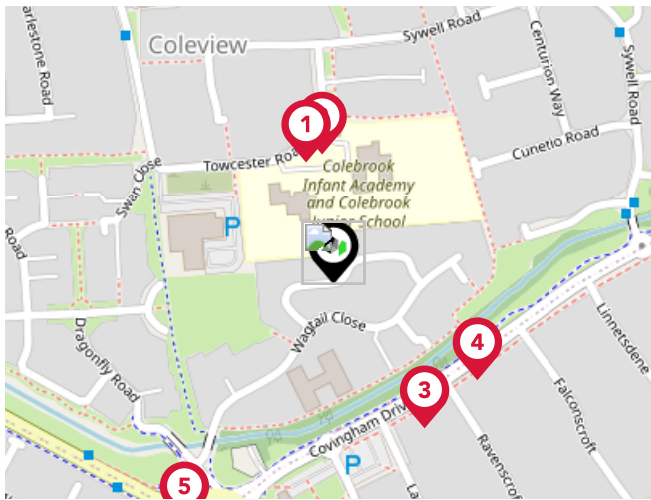


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | London Oxford Airport | 25.79 miles |
| 2 | Gloucestershire Airport | 28.66 miles |
| 3 | Southampton Airport | 45.88 miles |
| 4 | Bristol International Airport | 43.75 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Towcester Road | 0.07 miles |
| 2 | Towcester Road | 0.08 miles |
| 3 | Ravenscroft | 0.1 miles |
| 4 | Ravenscroft | 0.1 miles |
| 5 | Covingham Square | 0.16 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



Royal Mail