

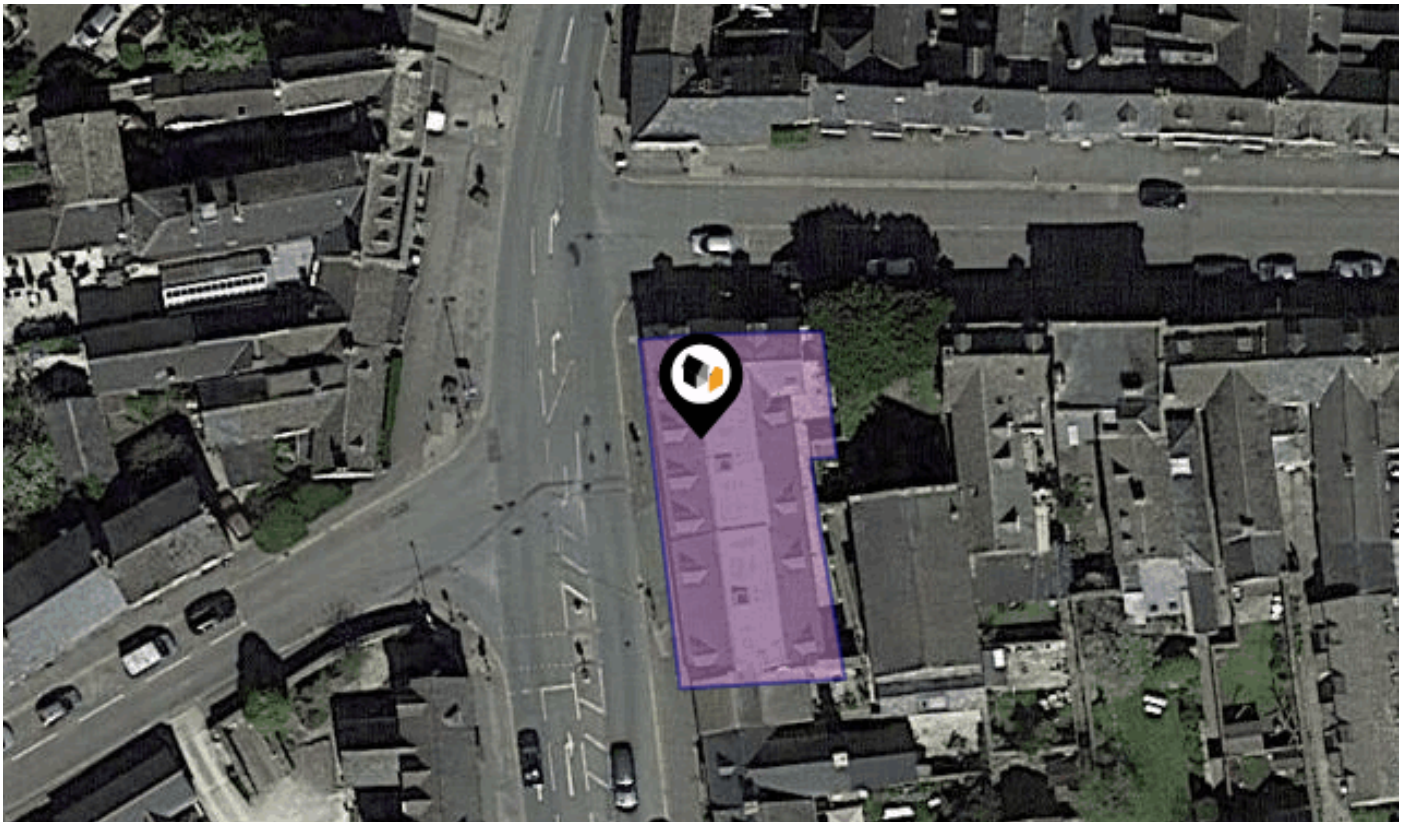


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Wednesday 10<sup>th</sup> April 2024**



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

### **McFarlane Sales & Lettings Ltd**

28-30 Wood Street Swindon SN1 4AB

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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	548 ft <sup>2</sup> / 51 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,710		
<b>Title Number:</b>	WT165989		
<b>UPRN:</b>	10022793777		

## Local Area

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

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

2a, Swindon Street, Highworth, SN6

Energy rating

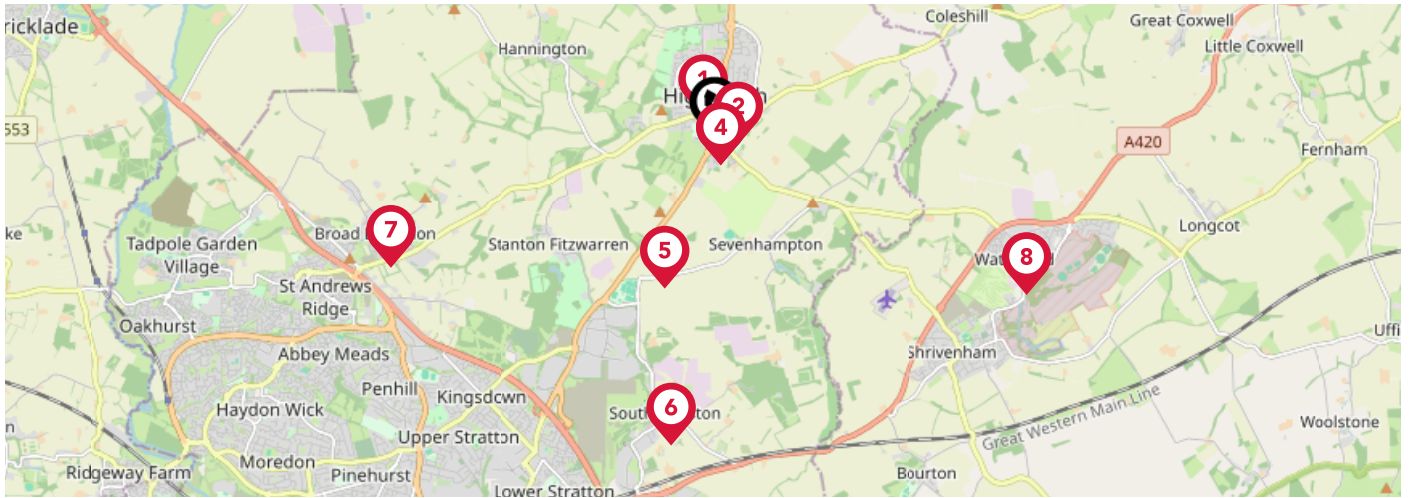
**C**

Valid until 05.02.2027

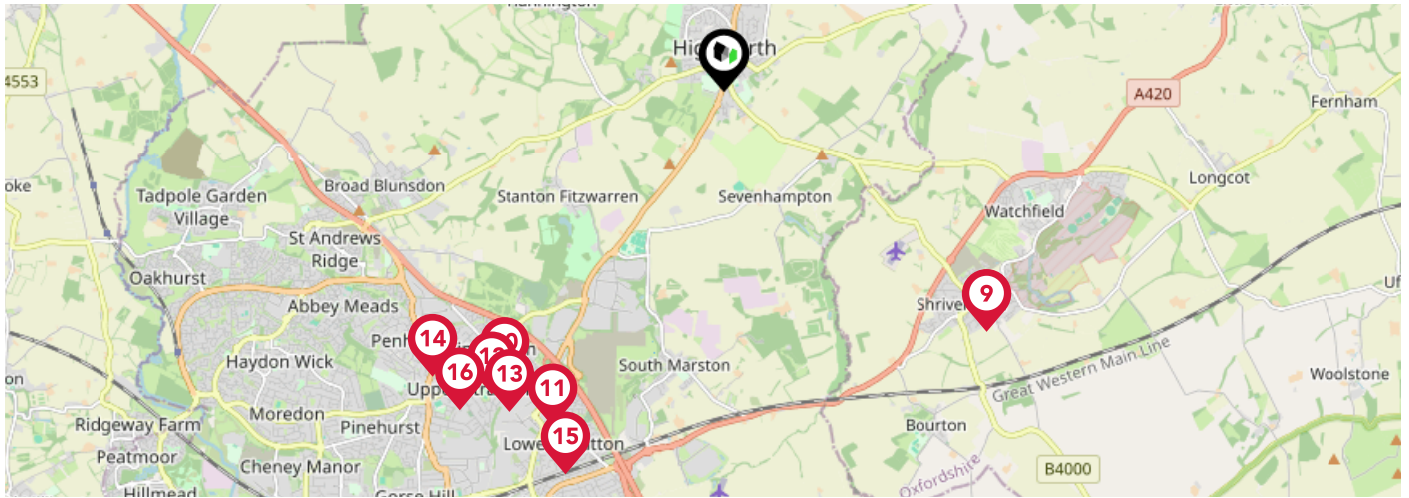
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, electric
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	51 m <sup>2</sup>



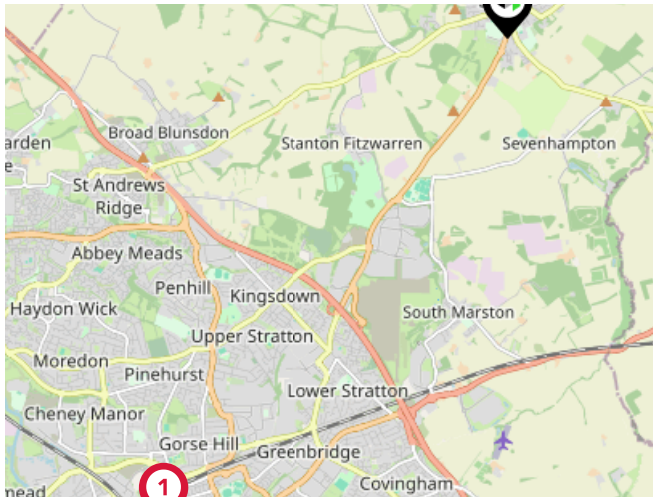
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Westrop Primary &amp; Nursery School</p> <p>Ofsted Rating: Good   Pupils: 301   Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Eastrop Infant School</p> <p>Ofsted Rating: Good   Pupils: 169   Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Southfield Junior School</p> <p>Ofsted Rating: Good   Pupils: 237   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Highworth Warneford School</p> <p>Ofsted Rating: Requires Improvement   Pupils: 905   Distance:0.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Maranatha Christian School</p> <p>Ofsted Rating: Not Rated   Pupils: 56   Distance:1.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> South Marston Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 112   Distance:2.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> St Leonard's Church of England Primary Academy</p> <p>Ofsted Rating: Inadequate   Pupils:0   Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Watchfield Primary School</p> <p>Ofsted Rating: Good   Pupils: 387   Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Shrivenham Church of England Controlled School</b> Ofsted Rating: Good   Pupils: 184   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kingsdown School</b> Ofsted Rating: Good   Pupils: 955   Distance:3.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grange Infants' School</b> 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"/>
 <b>St Catherine's Catholic Primary School, Swindon</b> Ofsted Rating: Good   Pupils: 213   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ruskin Junior School</b> 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"/>
 <b>St Luke's Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grange Junior School</b> Ofsted Rating: Inadequate   Pupils: 330   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Beechcroft Infant School</b> Ofsted Rating: Good   Pupils: 242   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

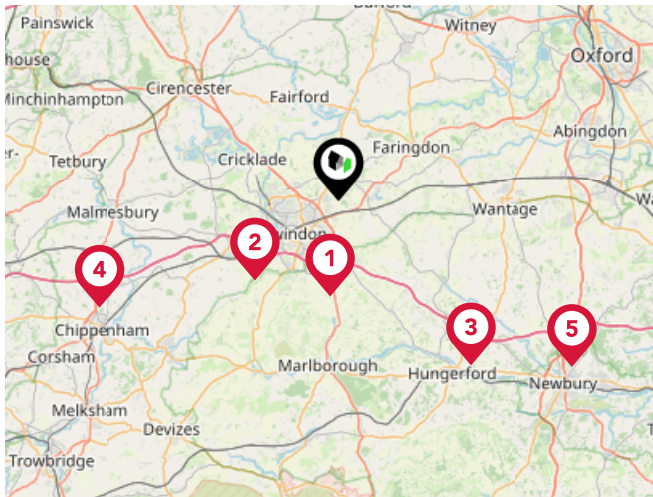
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	5.5 miles
2	Shipton Rail Station	17.05 miles
3	Kemble Rail Station	13.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	7.18 miles
2	M4 J16	8.48 miles
3	M4 J14	15.72 miles
4	M4 J17	19.33 miles
5	M4 J13	21.19 miles

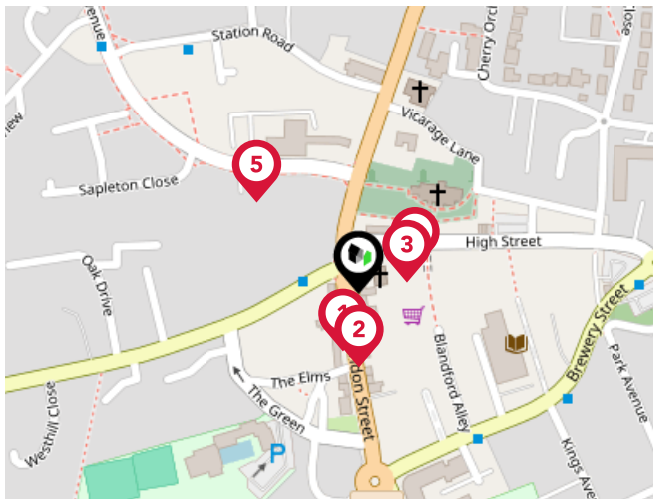


### Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	22.11 miles
2	Gloucestershire Airport	26.34 miles
3	Southampton Airport	49.45 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:



# mcfarlane

SALES & LETTINGS

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Valuation Office Agency

