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

An Insight Into This Property & the Local Market

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



### **PAULS CROFT, CRICKLADE, SWINDON, SN6**

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

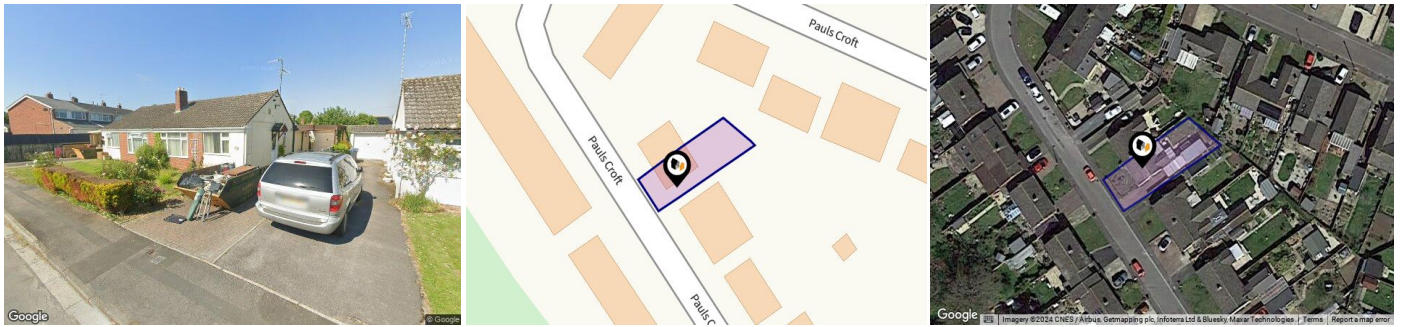
28-30 Wood Street Swindon SN1 4AB

01793 611841

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,812		
<b>Title Number:</b>	WT6778		
<b>UPRN:</b>	100121027646		

## Local Area

<b>Local Authority:</b>	Wiltshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

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

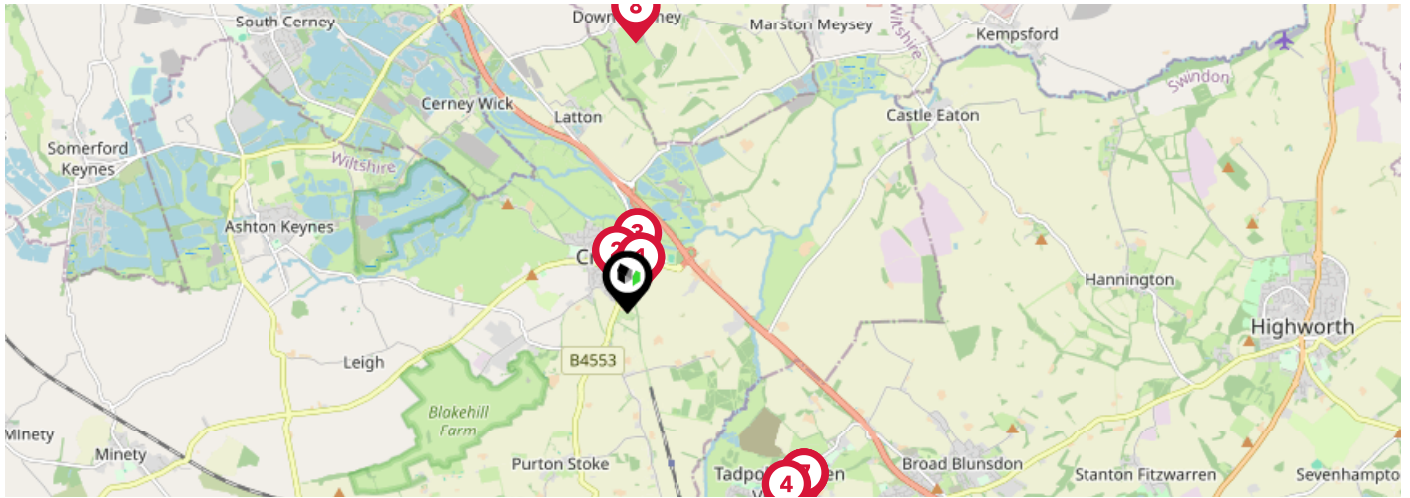
<b>19</b> mb/s	<b>80</b> mb/s	<b>940</b> mb/s

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



### Satellite/Fibre TV Availability:



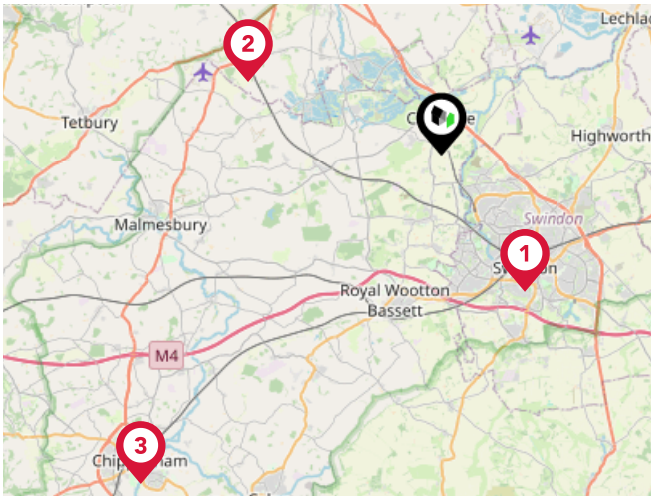


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cricklade Manor Prep</b> Ofsted Rating: Not Rated   Pupils: 173   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Sampson's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Meadowpark School</b> Ofsted Rating: Good   Pupils: 70   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tadpole Farm CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 472   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>William Morris Primary School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Churchward School</b> Ofsted Rating: Not Rated   Pupils: 41   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Western Academy</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Down Ampney Church of England Primary School</b> Ofsted Rating: Good   Pupils: 43   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



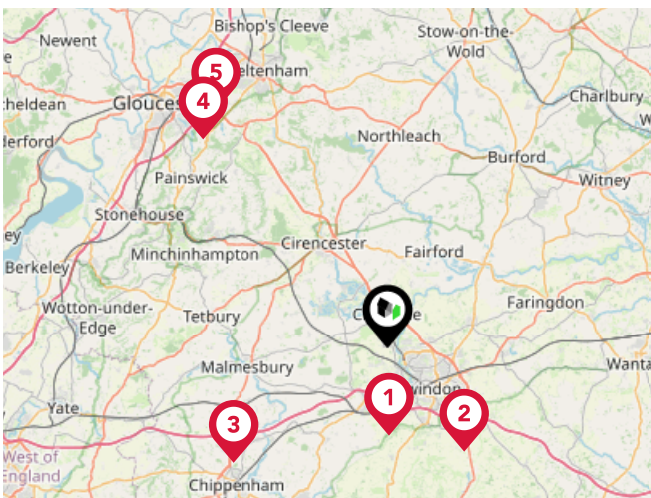
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Oakhurst Community Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:2.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Red Oaks Primary School</b> Ofsted Rating: Good   Pupils: 507   Distance:2.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Brimble Hill Special School</b> Ofsted Rating: Good   Pupils: 100   Distance:2.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Uplands School</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:2.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Abbey Park School</b> Ofsted Rating: Inadequate   Pupils: 1003   Distance:2.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Francis CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 462   Distance:3.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Bridlewood Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:3.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Orchid Vale Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:3.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



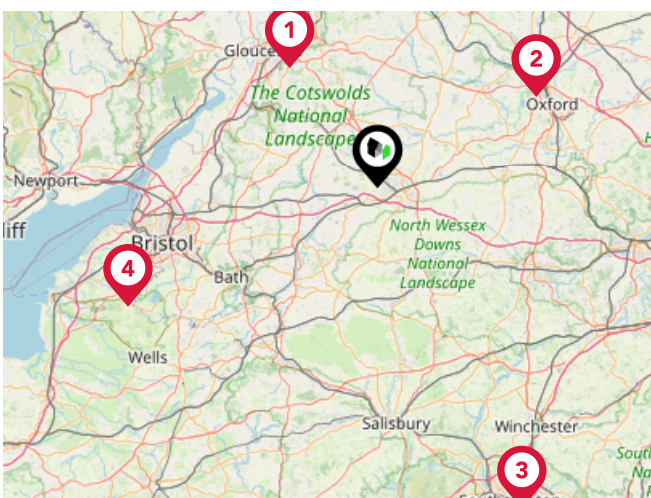
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	5.86 miles
2	Kemble Rail Station	7.64 miles
3	Chippenham Rail Station	16.47 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	6.41 miles
2	M4 J15	9.51 miles
3	M4 J17	14.21 miles
4	M5 J11A	20.4 miles
5	M5 J11	21.53 miles

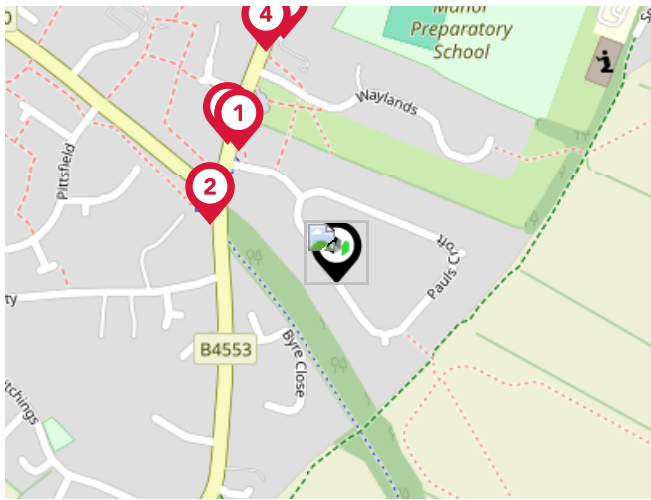


## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	21.86 miles
2	London Oxford Airport	26.92 miles
3	Southampton Airport	52.18 miles
4	Bristol International Airport	40.69 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Pauls Croft	0.09 miles
2	Turning Circle	0.08 miles
3	Pauls Croft	0.1 miles
4	Town Hall	0.14 miles
5	Town Hall	0.14 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

