

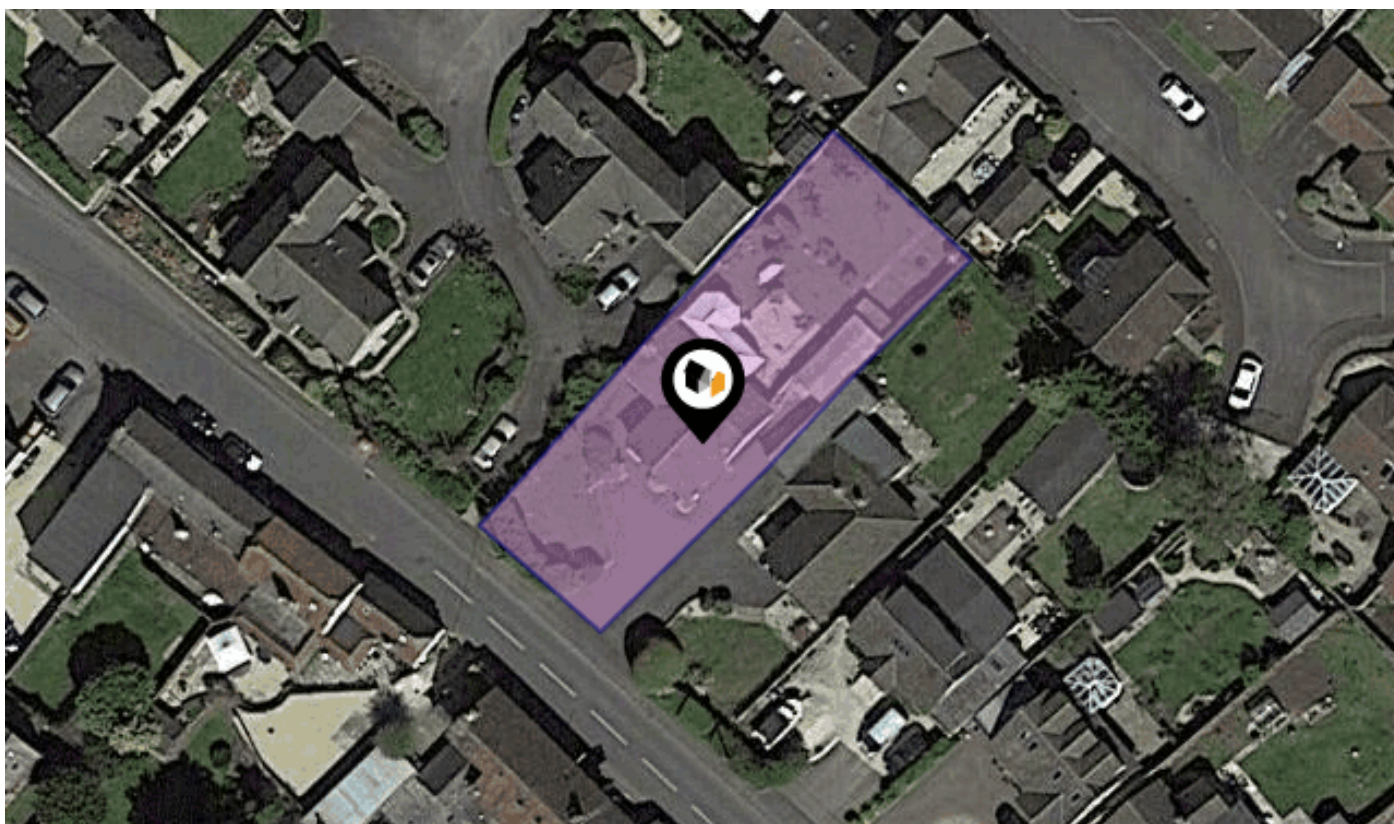


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 17th April 2024



THE STREET, LYDIARD MILLICENT, SWINDON, SN5

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Detached	Last Sold £/ft²:	£465
Bedrooms:	3	Tenure:	Freehold
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT98140		
UPRN:	100121035598		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

The Street, Lydiard Millicent, SWINDON, SN5

Energy rating

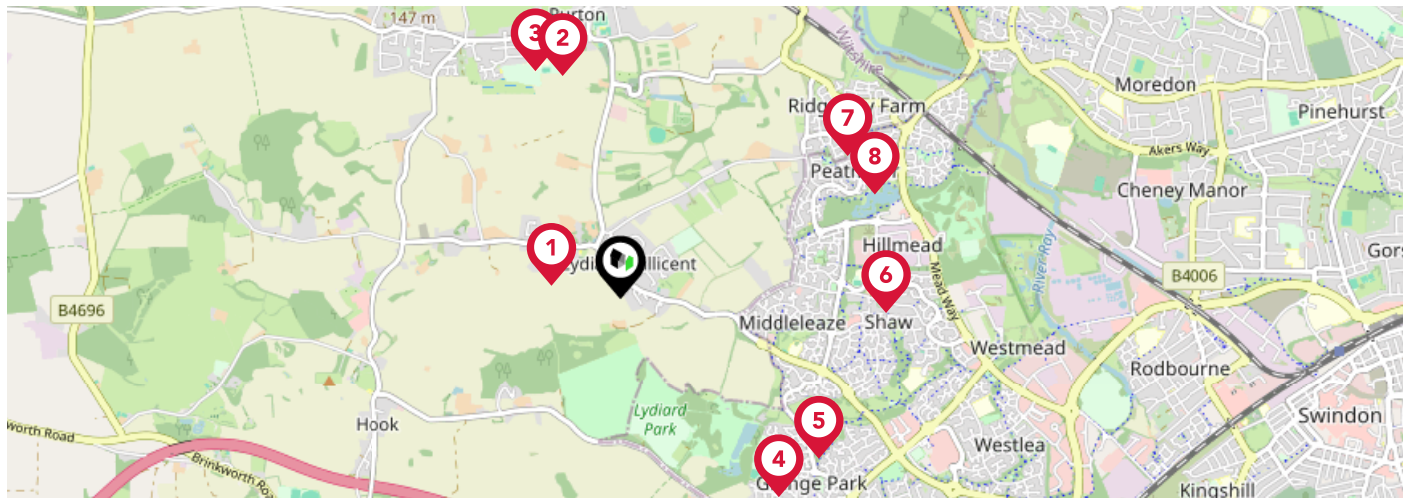
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Valid until 19.03.2034

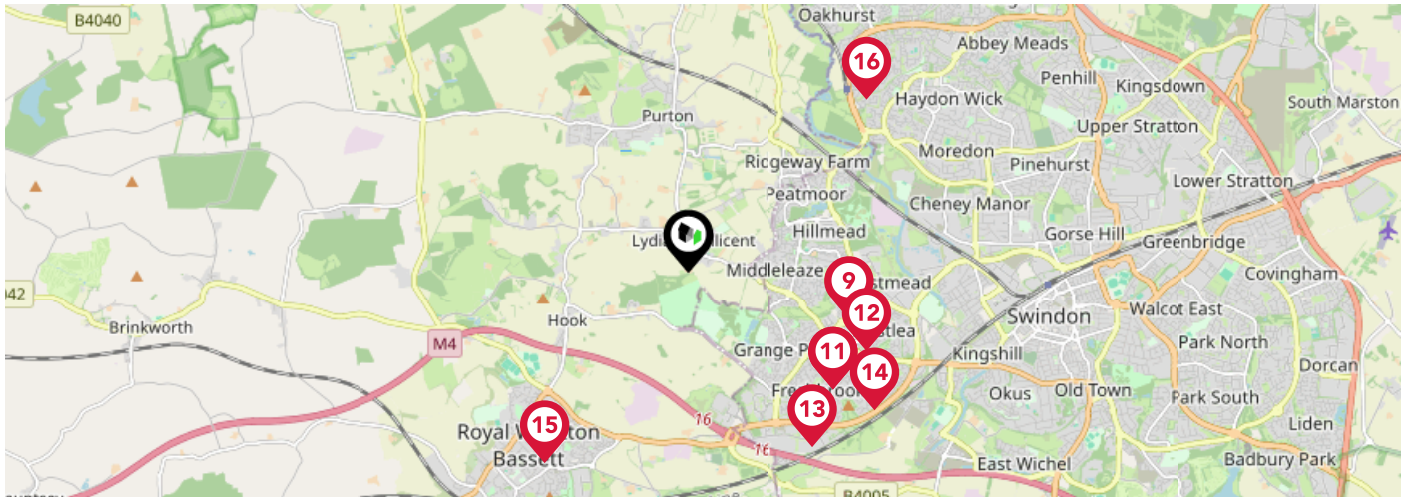
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	60 m ²

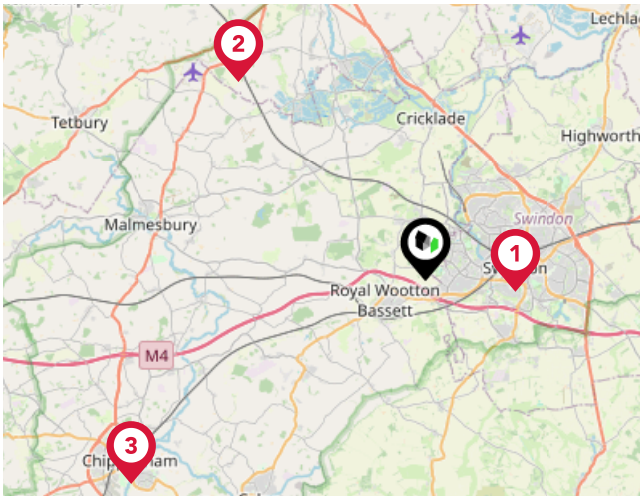


		Nursery	Primary	Secondary	College	Private
1	Lydiard Millicent CofE Primary School Ofsted Rating: Good Pupils: 199 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Church of England Primary School, Purton Ofsted Rating: Good Pupils: 363 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bradon Forest School Ofsted Rating: Good Pupils: 1018 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lydiard Park Academy Ofsted Rating: Good Pupils: 1244 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tregoze Primary School Ofsted Rating: Good Pupils: 210 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brook Field Primary School Ofsted Rating: Good Pupils:0 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ridgeway Farm CofE Academy Ofsted Rating: Good Pupils: 182 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Peatmoor Community Primary School Ofsted Rating: Good Pupils: 194 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



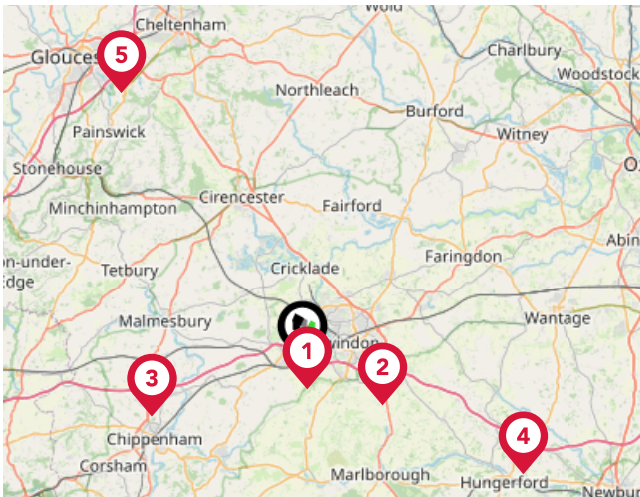
		Nursery	Primary	Secondary	College	Private
	Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oliver Tomkins Church of England Junior School Ofsted Rating: Good Pupils: 231 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oliver Tomkins Church of England Infant and Nursery School Ofsted Rating: Good Pupils: 166 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millbrook Primary School Ofsted Rating: Good Pupils: 323 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longleaze Primary School Ofsted Rating: Good Pupils: 257 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



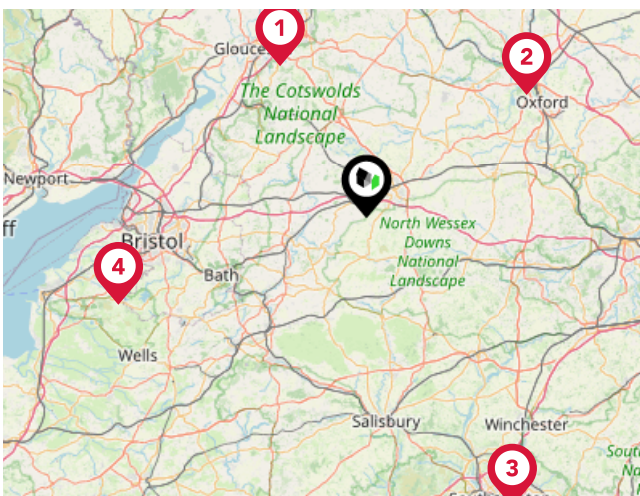
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	3.35 miles
2	Kemble Rail Station	10.04 miles
3	Chippenham Rail Station	13.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	1.85 miles
2	M4 J15	6.66 miles
3	M4 J17	11.78 miles
4	M4 J14	18.27 miles
5	M5 J11A	23.9 miles

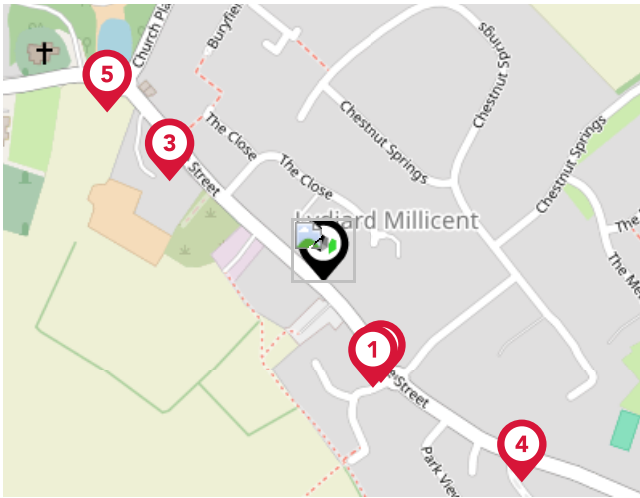


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	25.58 miles
2	London Oxford Airport	29.74 miles
3	Southampton Airport	48.15 miles
4	Bristol International Airport	38.7 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Forge Fields	0.07 miles
2	Forge Fields	0.07 miles
3	The Street	0.11 miles
4	Walnut Tree Gardens	0.16 miles
5	All Saints Church	0.16 miles

McFarlane Sales & Lettings Ltd

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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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

