

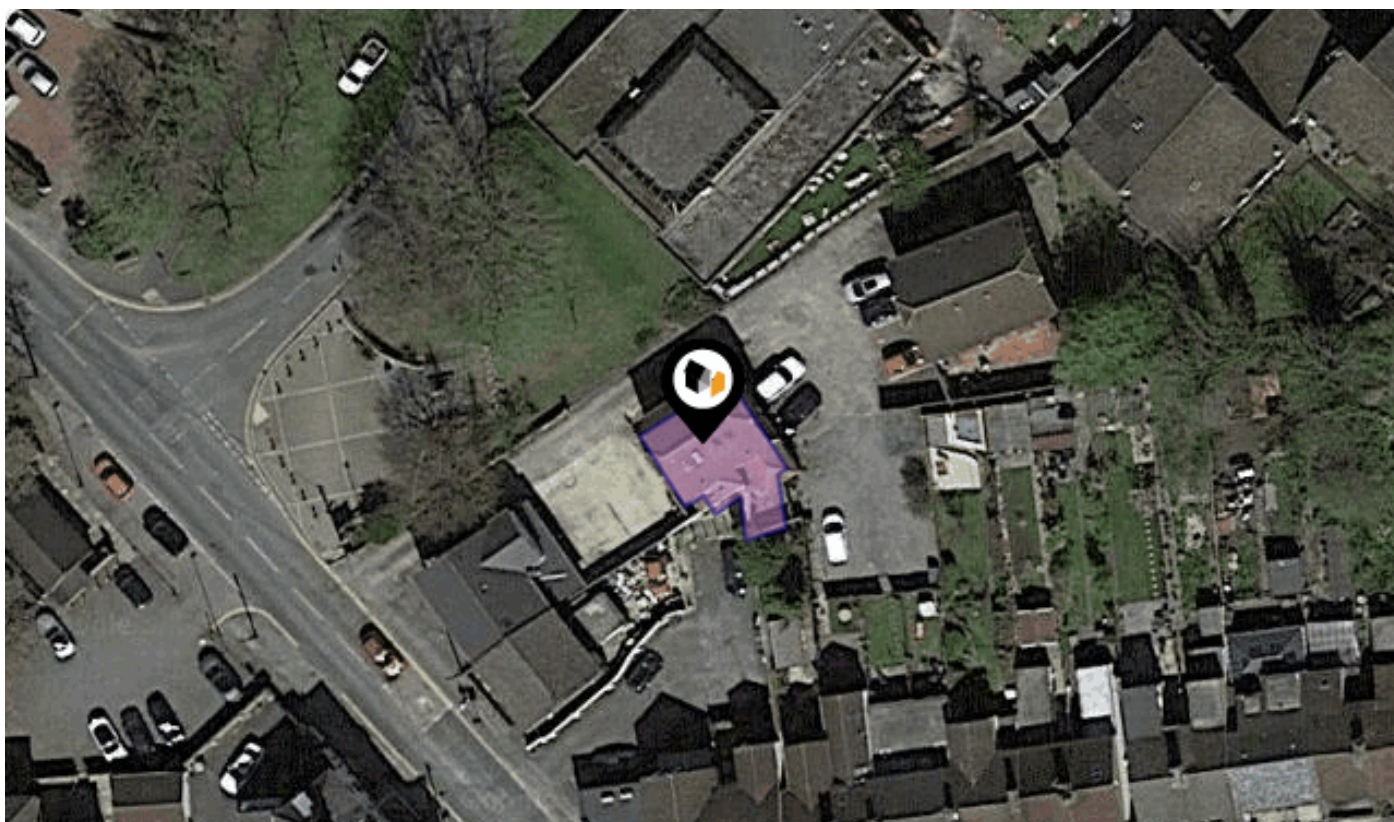


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 17th April 2024



ZOAR CLOSE, WROUGHTON, SWINDON, SN4

McFarlane Sales & Lettings Ltd

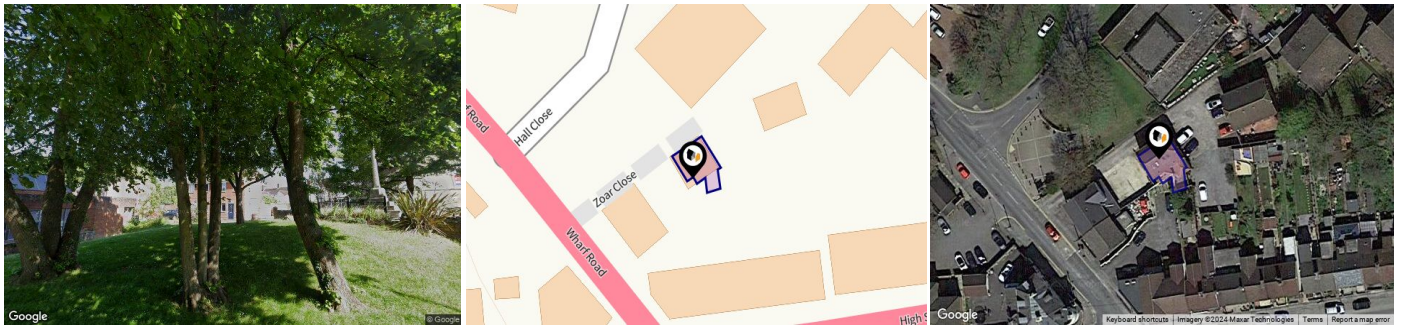
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Flat / Maisonette	Last Sold	£211
Bedrooms:	1	£/ft²:	
Floor Area:	355 ft ² / 33 m ²	Tenure:	Leasehold
Plot Area:	0.02 acres	Start Date:	07/02/2016
Year Built :	After 2007	End Date:	08/02/3015
Council Tax :	Band B	Lease Term:	999 years from and including 8 February 2016
Annual Estimate:	£1,710	Term	991 years
Title Number:	WT420873	Remaining:	
UPRN:	10026655668		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s
		

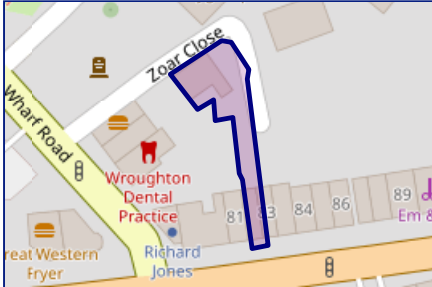
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

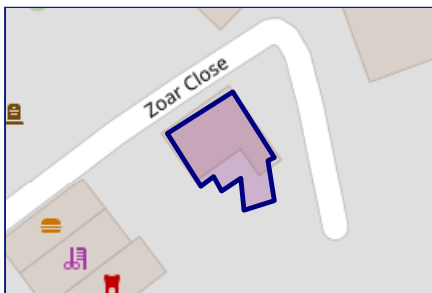


Freehold Title Plan



WT99403

Leasehold Title Plan



WT420873

Start Date: 07/02/2016
End Date: 08/02/3015
Lease Term: 999 years from and including 8 February 2016
Term Remaining: 991 years

Property EPC - Certificate

Zoar Close, Wroughton, SN4

Energy rating

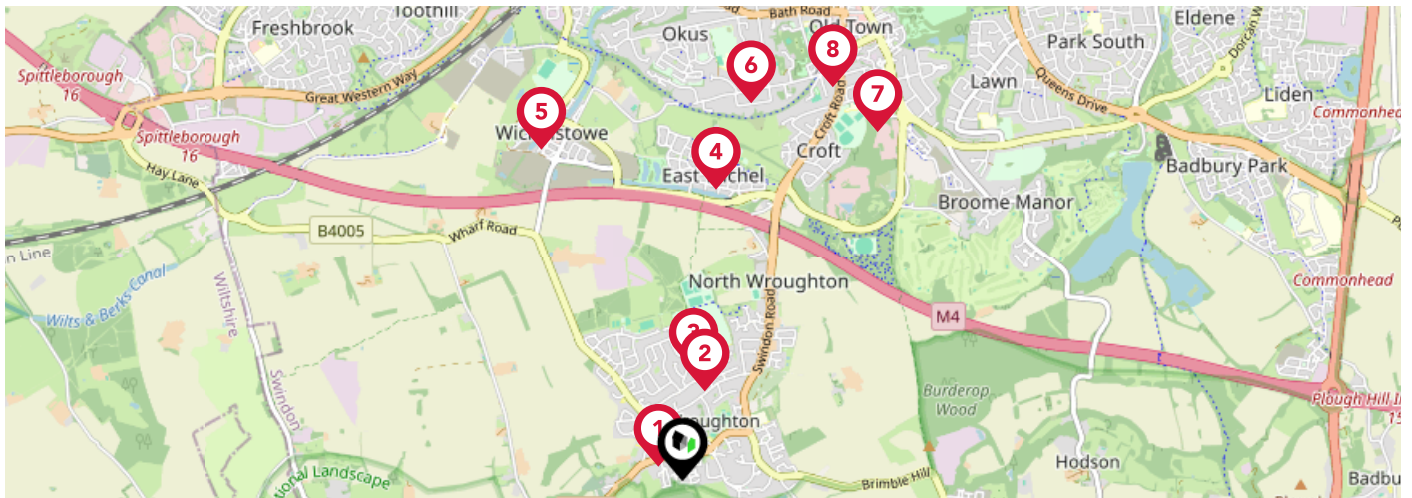
C

Valid until 30.07.2026

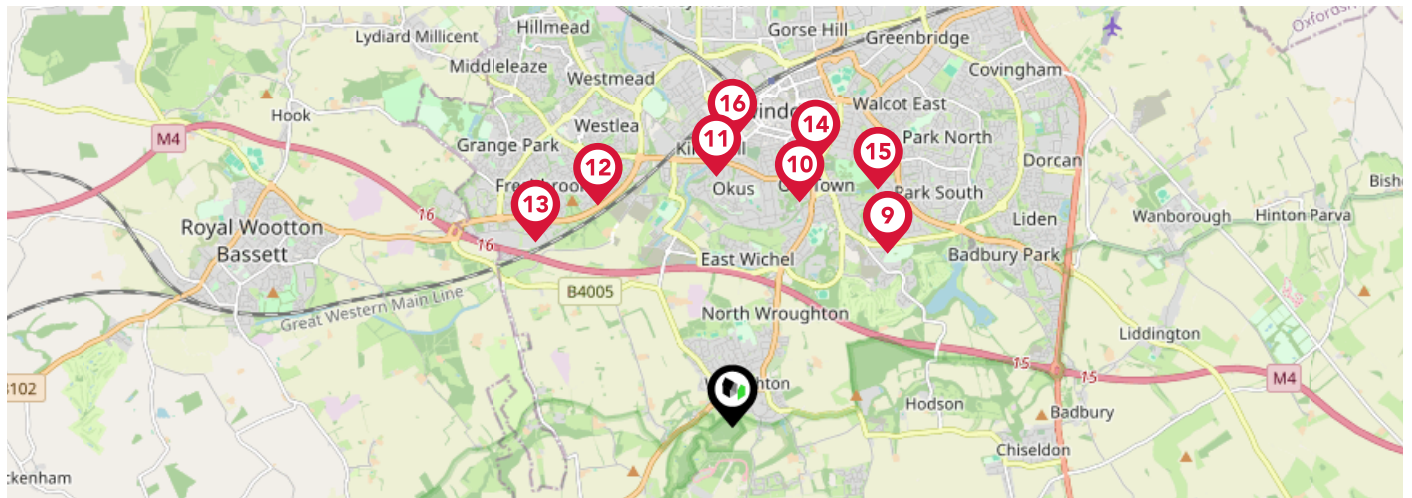
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	33 m ²

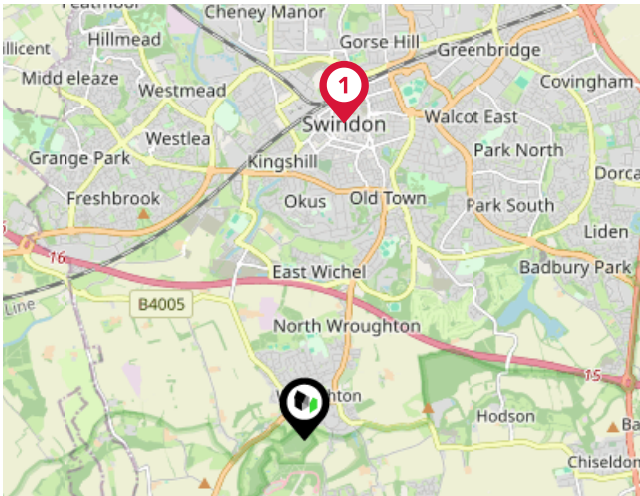


		Nursery	Primary	Secondary	College	Private
1	Wroughton Infant School Ofsted Rating: Good Pupils: 221 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Ridgeway School & Sixth Form College Ofsted Rating: Good Pupils: 1586 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wroughton Junior School Ofsted Rating: Good Pupils: 350 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Deanery CE Academy Ofsted Rating: Not Rated Pupils: 130 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



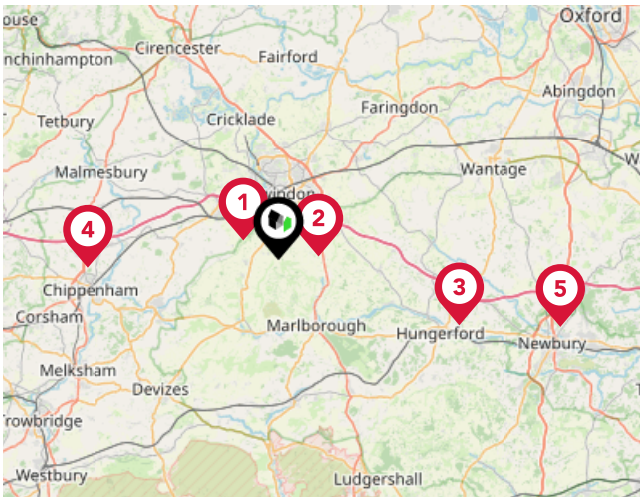
		Nursery	Primary	Secondary	College	Private
	Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:2.4	<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:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:2.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



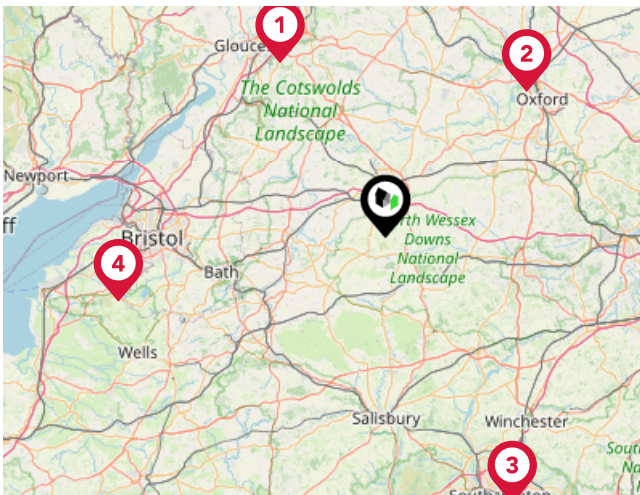
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.94 miles
2	Pewsey Rail Station	12.57 miles
3	Bedwyn Rail Station	13.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.96 miles
2	M4 J15	2.97 miles
3	M4 J14	14.25 miles
4	M4 J17	14.09 miles
5	M4 J13	21.4 miles

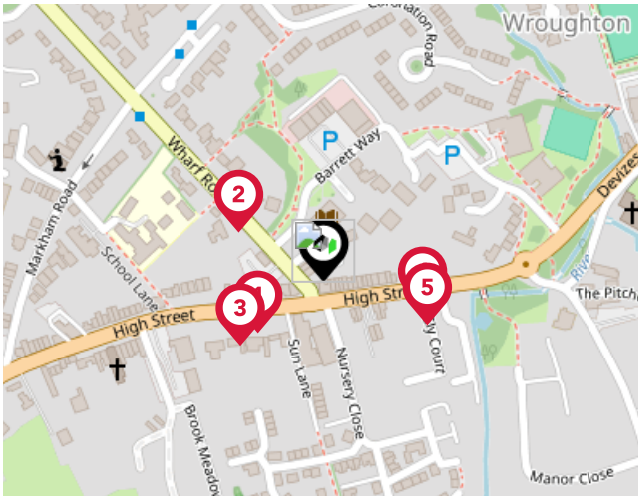


Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	29.93 miles
2	London Oxford Airport	29.76 miles
3	Southampton Airport	43.88 miles
4	Bristol International Airport	40.62 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	White Hart	0.05 miles
2	Infants School	0.06 miles
3	White Hart	0.06 miles
4	High Street	0.06 miles
5	High Street	0.07 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

