

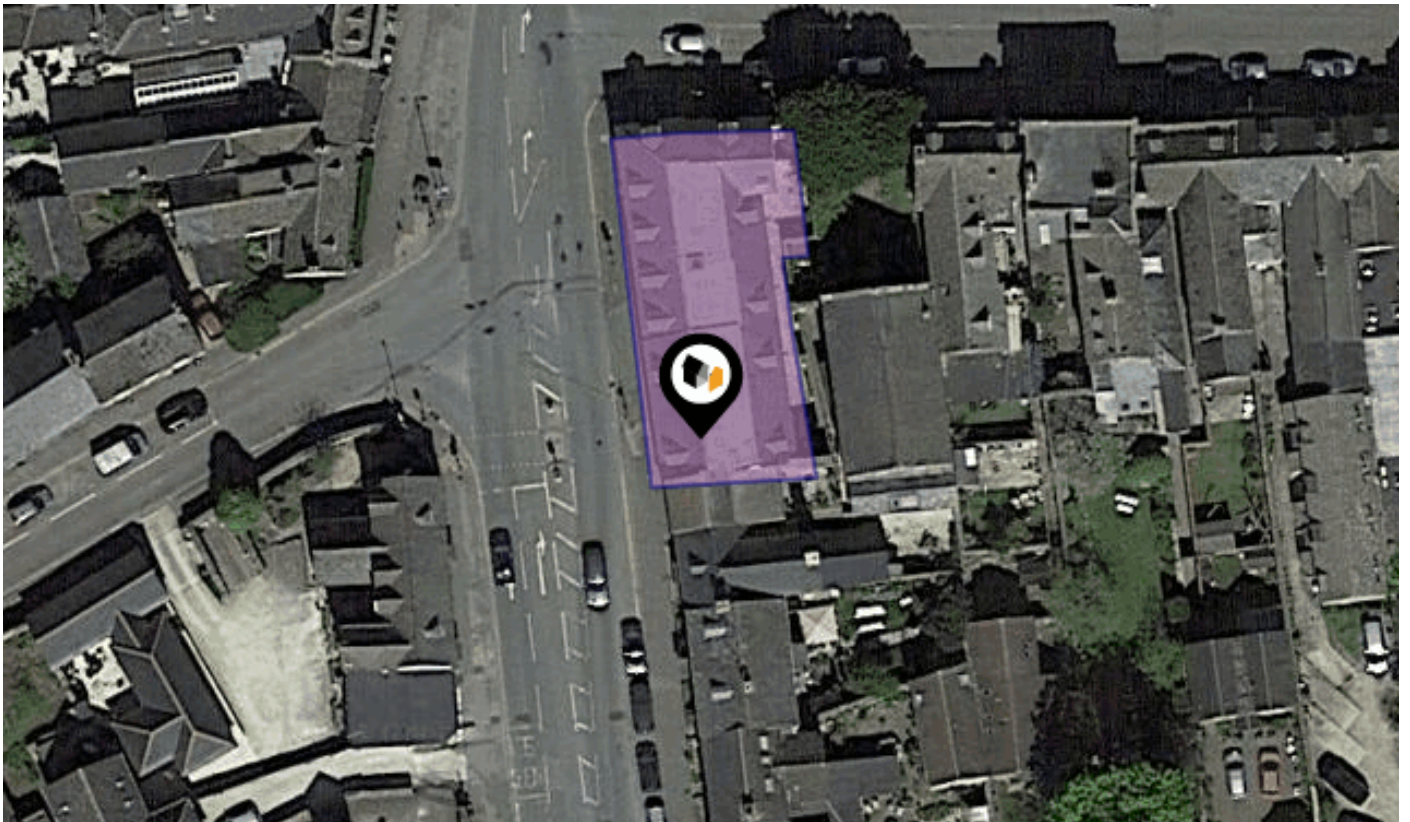


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 19<sup>th</sup> April 2024



### **THE OLD MANSE 2B, SWINDON STREET, HIGHWORTH, SWINDON, SN6**

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

28-30 Wood Street Swindon SN1 4AB

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## Property

|                         |                   |                |          |
|-------------------------|-------------------|----------------|----------|
| <b>Type:</b>            | Flat / Maisonette | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 1                 |                |          |
| <b>Plot Area:</b>       | 0.11 acres        |                |          |
| <b>Year Built :</b>     | After 2007        |                |          |
| <b>Council Tax :</b>    | Band A            |                |          |
| <b>Annual Estimate:</b> | £1,465            |                |          |
| <b>Title Number:</b>    | WT165989          |                |          |
| <b>UPRN:</b>            | 10022793789       |                |          |

## Local Area

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

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

|                   |                   |                    |
|-------------------|-------------------|--------------------|
| <b>19</b><br>mb/s | <b>80</b><br>mb/s | <b>330</b><br>mb/s |
|                   |                   |                    |

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



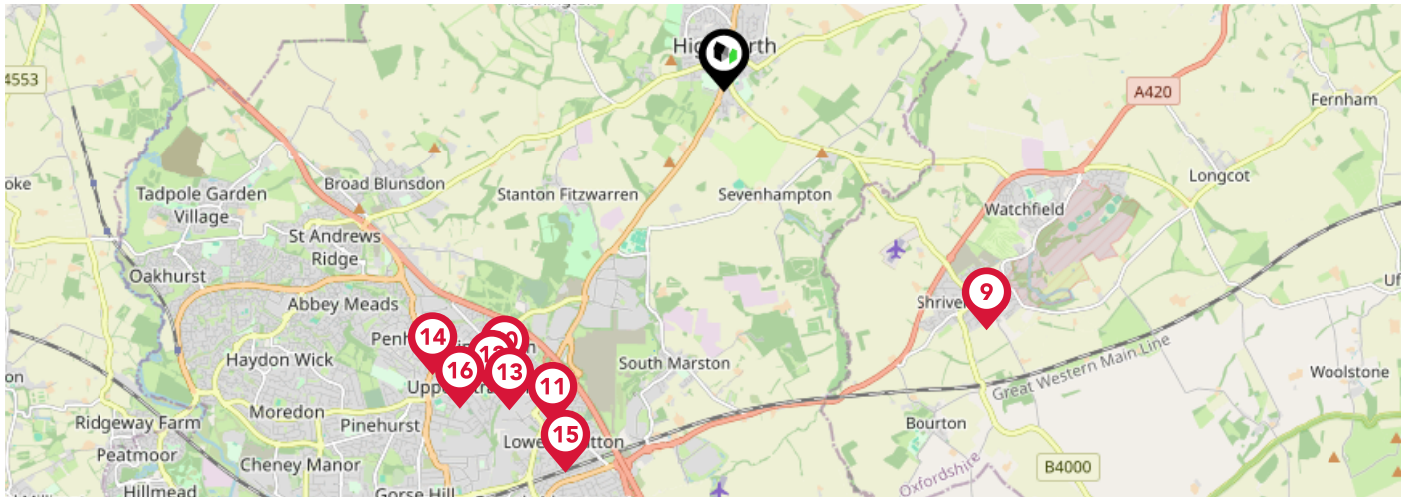
### Satellite/Fibre TV Availability:













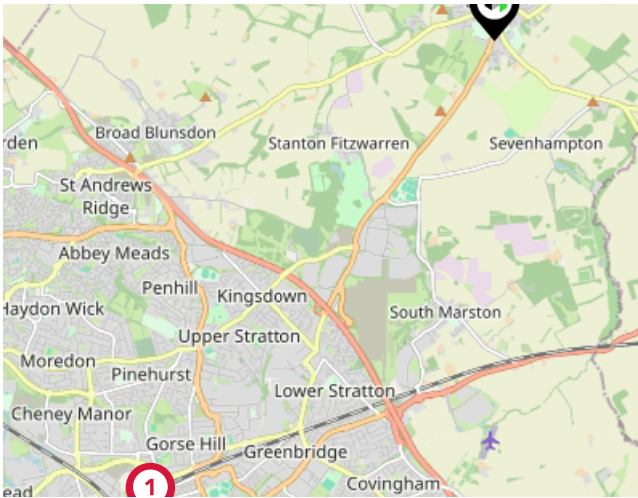
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Eastrop Infant School</b><br>Ofsted Rating: Good   Pupils: 169   Distance:0.22                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Westrop Primary &amp; Nursery School</b><br>Ofsted Rating: Good   Pupils: 301   Distance:0.23             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Southfield Junior School</b><br>Ofsted Rating: Good   Pupils: 237   Distance:0.24                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Highworth Warneford School</b><br>Ofsted Rating: Requires Improvement   Pupils: 905   Distance:0.24       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Maranatha Christian School</b><br>Ofsted Rating: Not Rated   Pupils: 56   Distance:1.44                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>South Marston Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 112   Distance:2.84   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Leonard's Church of England Primary Academy</b><br>Ofsted Rating: Inadequate   Pupils:0   Distance:3.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Watchfield Primary School</b><br>Ofsted Rating: Good   Pupils: 387   Distance:3.21                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





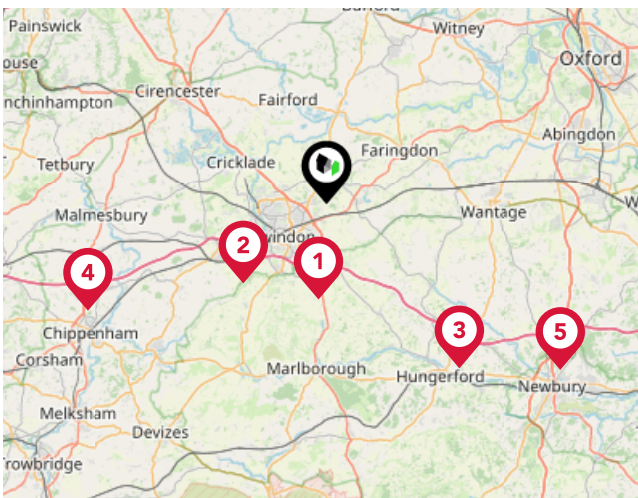
|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Shrivenham Church of England Controlled School</b><br>Ofsted Rating: Good   Pupils: 184   Distance:3.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Kingsdown School</b><br>Ofsted Rating: Good   Pupils: 955   Distance:3.34                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Grange Infants' School</b><br>Ofsted Rating: Requires Improvement   Pupils: 262   Distance:3.45         | <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><br>Ofsted Rating: Good   Pupils: 213   Distance:3.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ruskin Junior School</b><br>Ofsted Rating: Requires Improvement   Pupils: 304   Distance:3.54           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Luke's Academy</b><br>Ofsted Rating: Good   Pupils: 72   Distance:3.75                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Grange Junior School</b><br>Ofsted Rating: Inadequate   Pupils: 330   Distance:3.8                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beechcroft Infant School</b><br>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 | 5.49 miles  |
| 2   | Shipton Rail Station | 17.06 miles |
| 3   | Kemble Rail Station  | 13.73 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J15 | 7.17 miles  |
| 2   | M4 J16 | 8.47 miles  |
| 3   | M4 J14 | 15.71 miles |
| 4   | M4 J17 | 19.33 miles |
| 5   | M4 J13 | 21.19 miles |

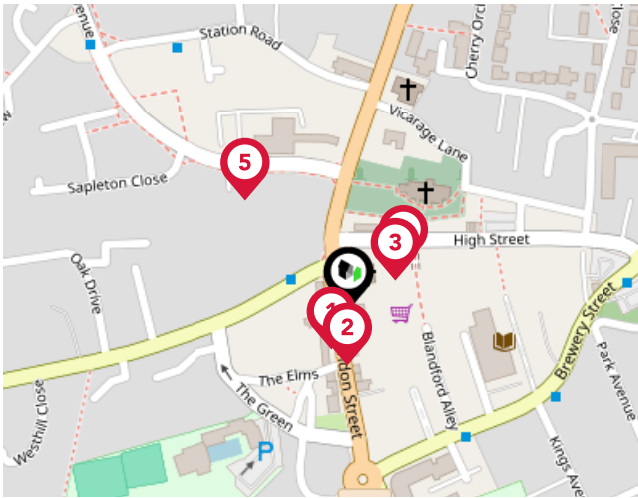


## Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | London Oxford Airport         | 22.12 miles |
| 2   | Gloucestershire Airport       | 26.35 miles |
| 3   | Southampton Airport           | 49.44 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        | 0.03 miles |
| 3   | Highworth High Street | 0.03 miles |
| 4   | Highworth High Street | 0.04 miles |
| 5   | Stapleton Close       | 0.09 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:



# mcfarlane

SALES & LETTINGS

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Valuation Office Agency

