

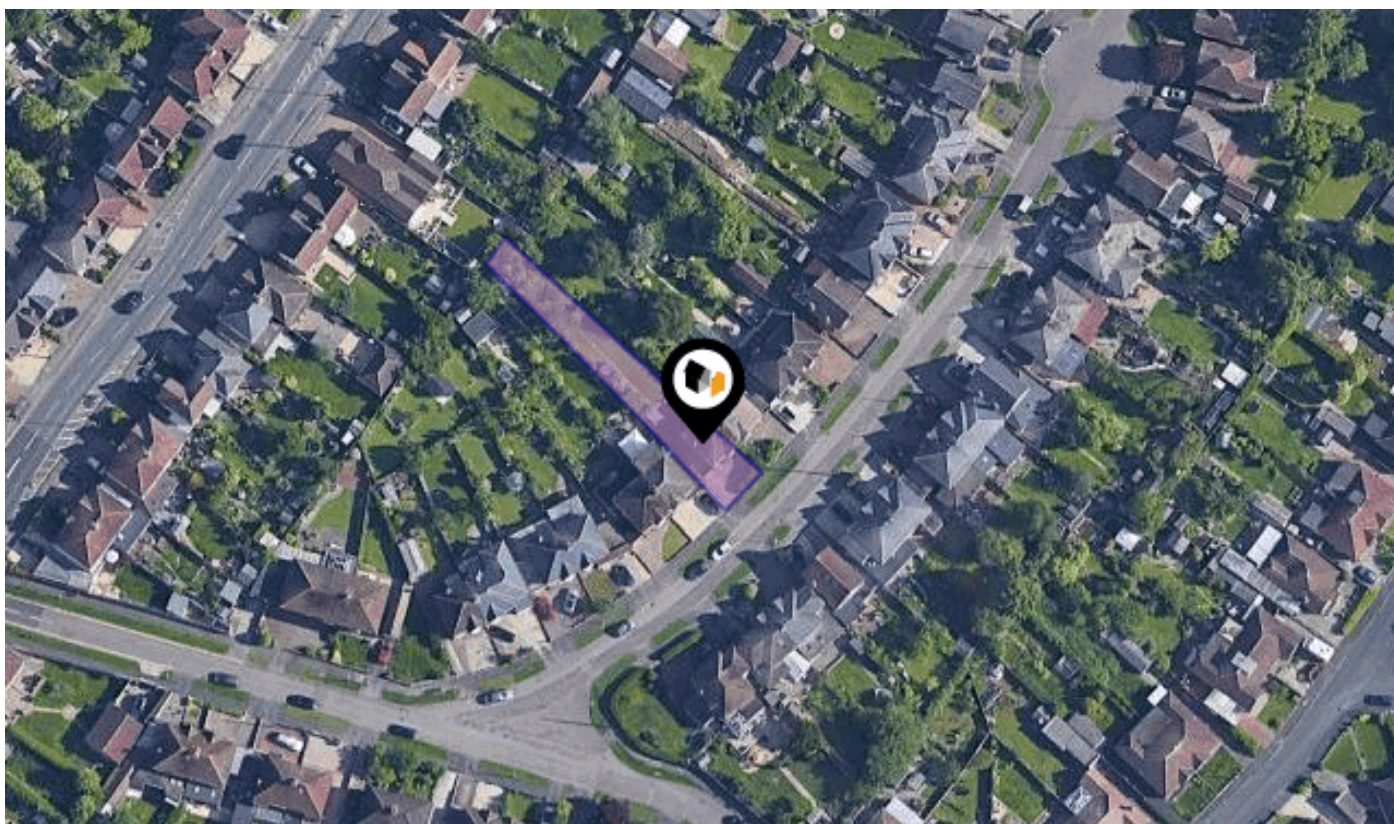


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 23rd April 2024



TISMEADS CRESCENT, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£67
Bedrooms:	3	Tenure:	Freehold
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,198		
Title Number:	WT142013		
UPRN:	100121160621		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	152 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Tismeads Crescent, SN1

Energy rating

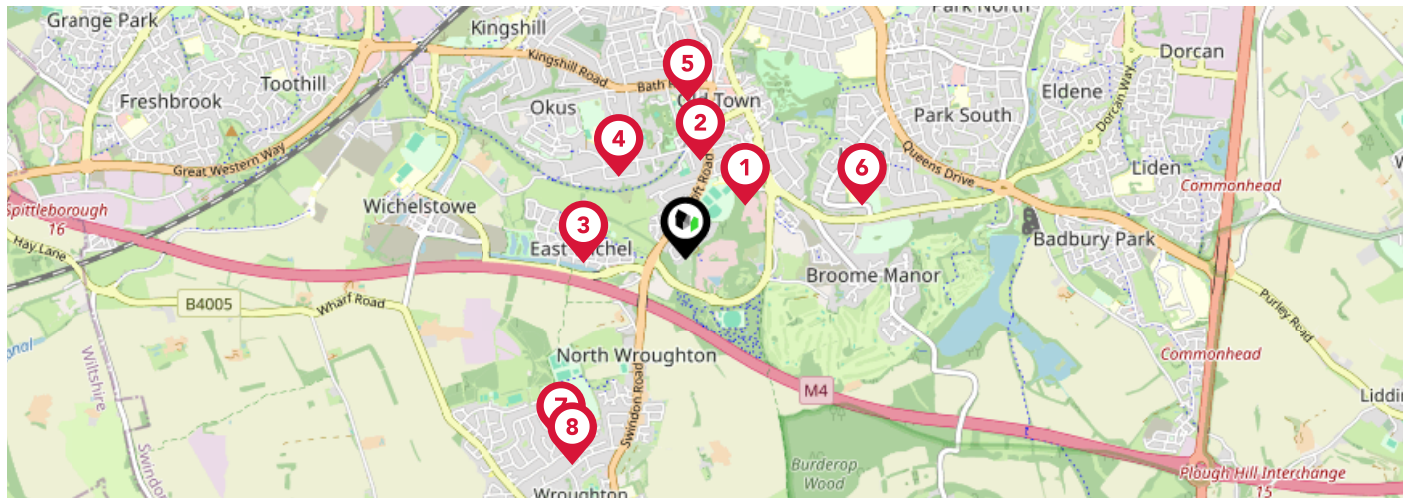
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Valid until 07.11.2028

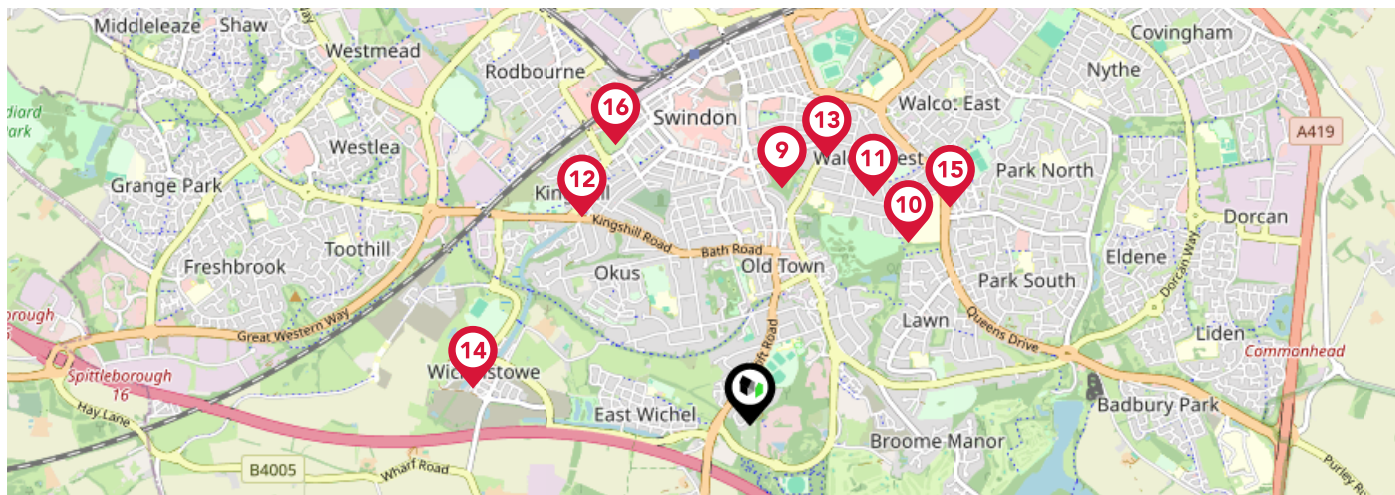
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Suspended, no insulation (assumed)
Total Floor Area:	82 m ²



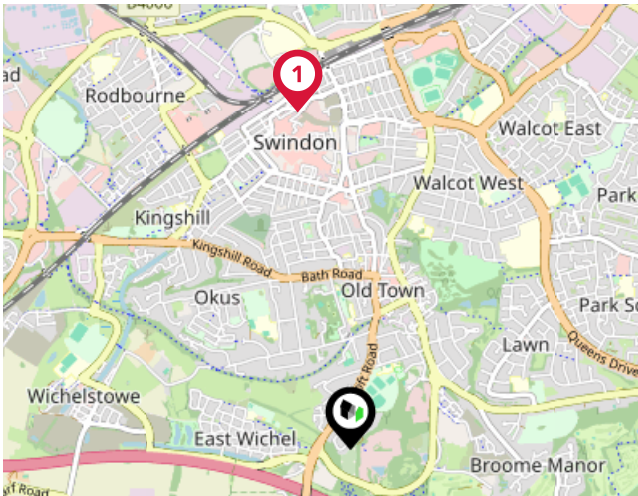
		Nursery	Primary	Secondary	College	Private
	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wroughton Junior School Ofsted Rating: Good Pupils: 350 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway School & Sixth Form College Ofsted Rating: Good Pupils: 1586 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Holy Road Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:1.11	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:1.2	<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:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Deanery CE Academy Ofsted Rating: Not Rated Pupils: 130 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New College Swindon Ofsted Rating: Good Pupils:0 Distance:1.37	<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:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

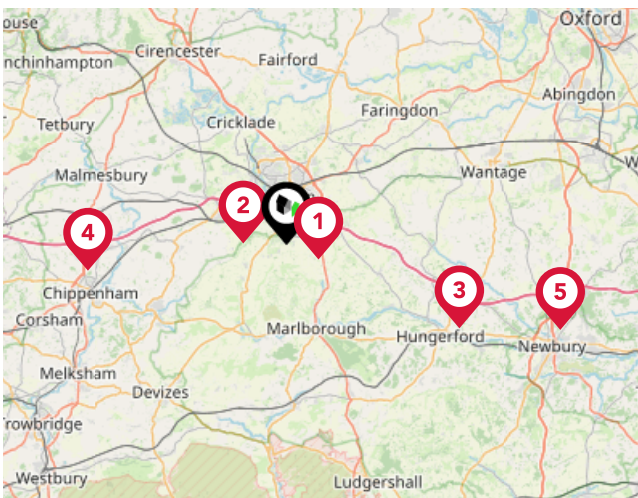
Area

Transport (National)



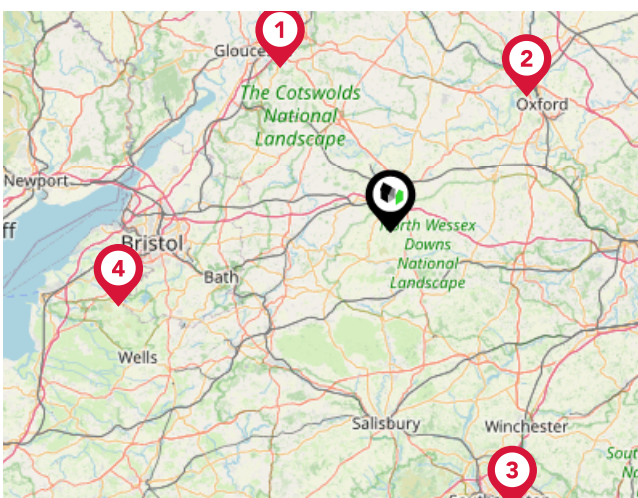
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.58 miles
2	Pewsey Rail Station	13.89 miles
3	Bedwyn Rail Station	13.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	2.58 miles
2	M4 J16	3.18 miles
3	M4 J14	14.2 miles
4	M4 J17	14.82 miles
5	M4 J13	21.15 miles

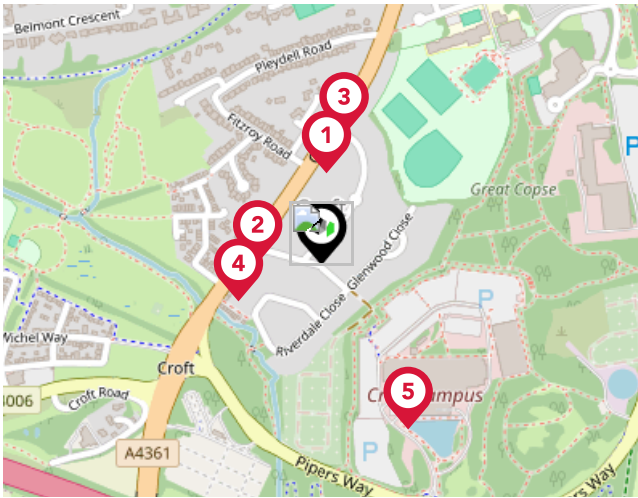


Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	29.13 miles
2	London Oxford Airport	28.36 miles
3	Southampton Airport	44.84 miles
4	Bristol International Airport	41.56 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tismeads Crescent North	0.11 miles
2	Tismeads Crescent South	0.07 miles
3	Tismeads Crescent North	0.15 miles
4	Tismeads Crescent South	0.1 miles
5	Nationwide House	0.21 miles

McFarlane Sales & Lettings Ltd

Data Quality

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

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Valuation Office Agency

