

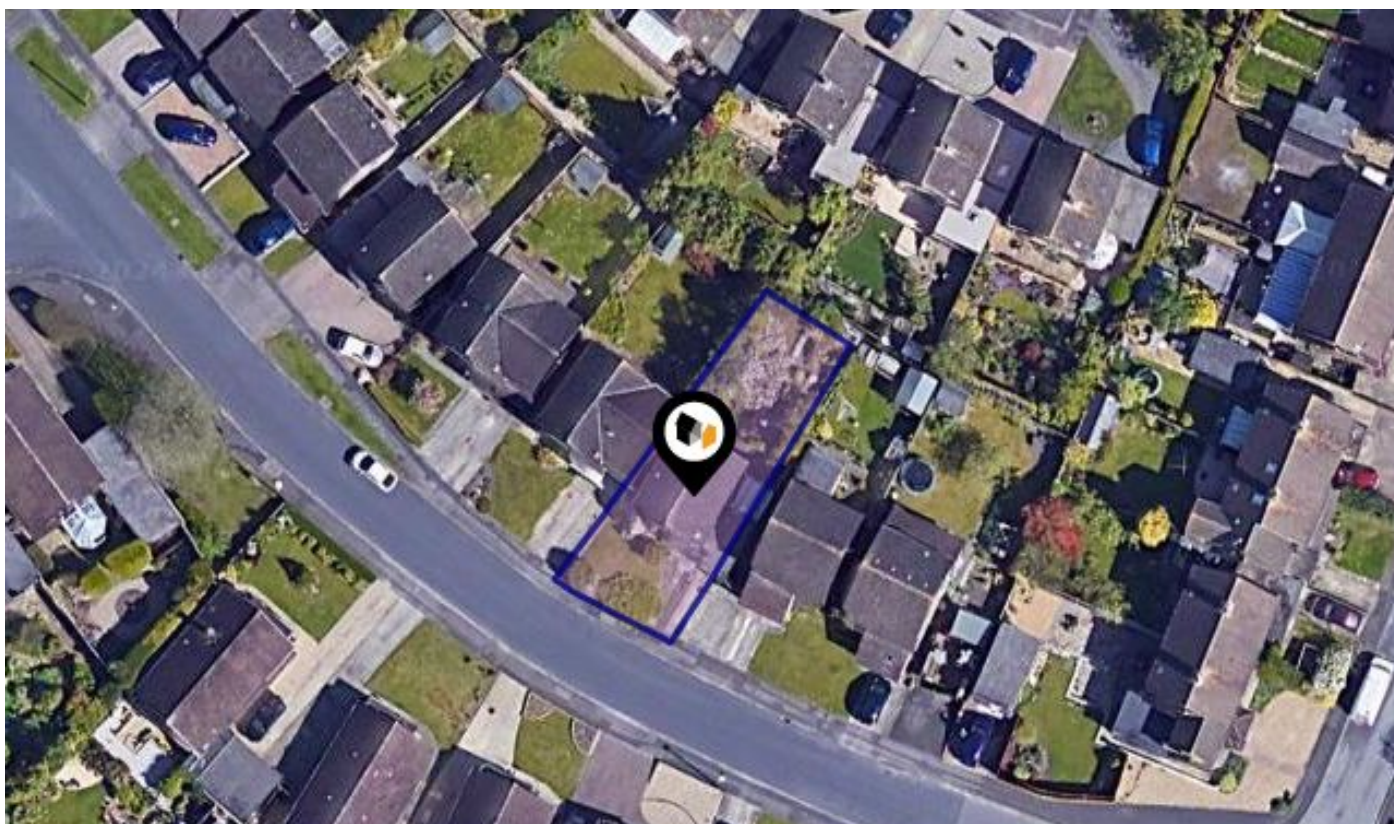


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 23rd April 2024



AVONMEAD, SWINDON, SN25

McFarlane Sales & Lettings Ltd

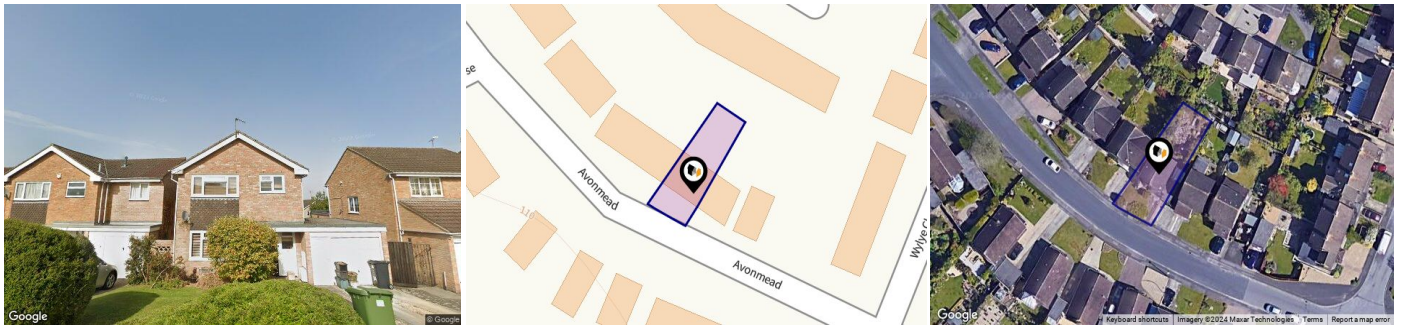
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,198		
Title Number:	WT23672		
UPRN:	100121115626		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN25

Energy rating

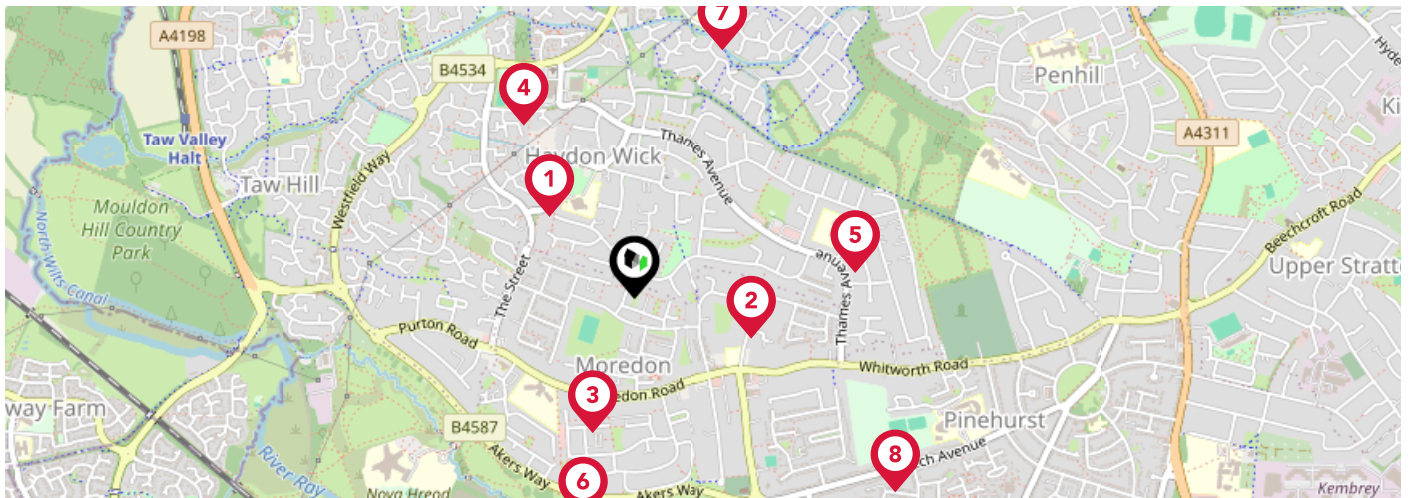
D

Valid until 09.12.2031

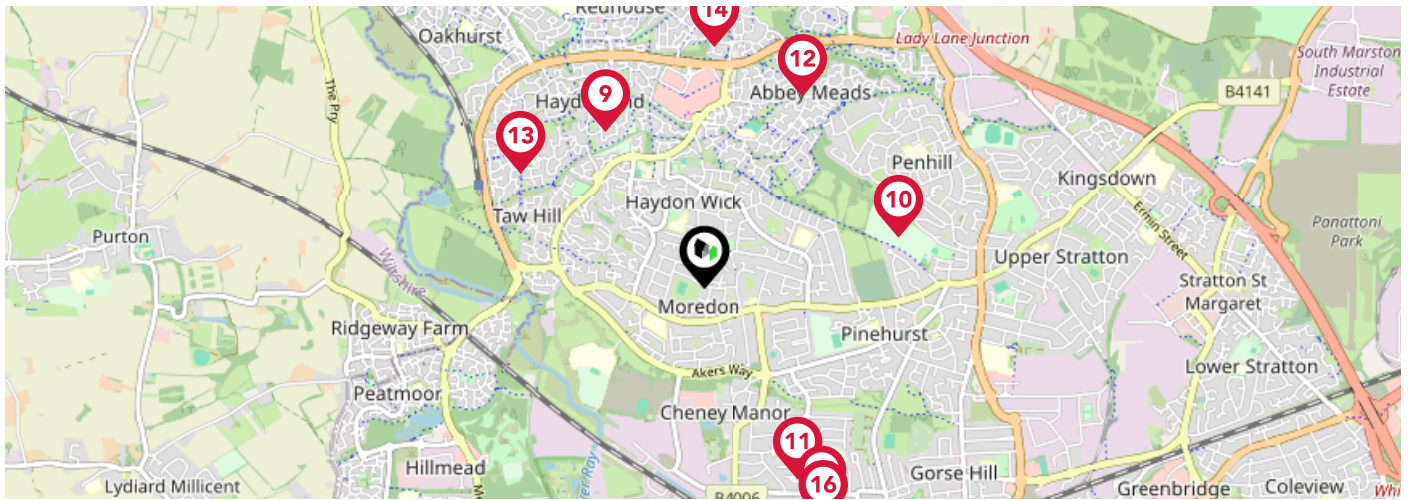
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
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:	80 m ²

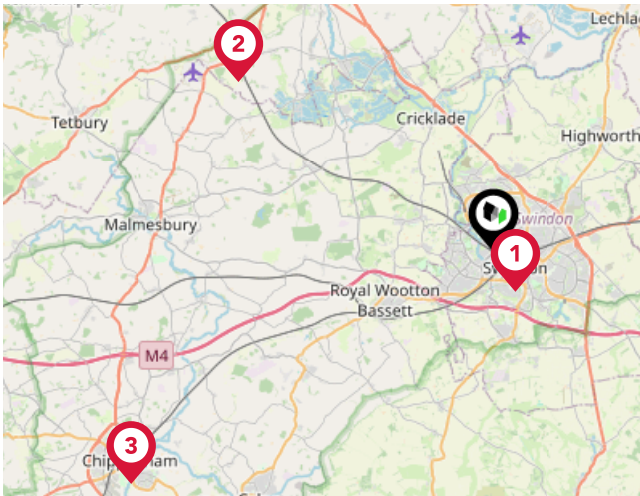


		Nursery	Primary	Secondary	College	Private
1	Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Catherine Wayte Primary School Ofsted Rating: Good Pupils: 417 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



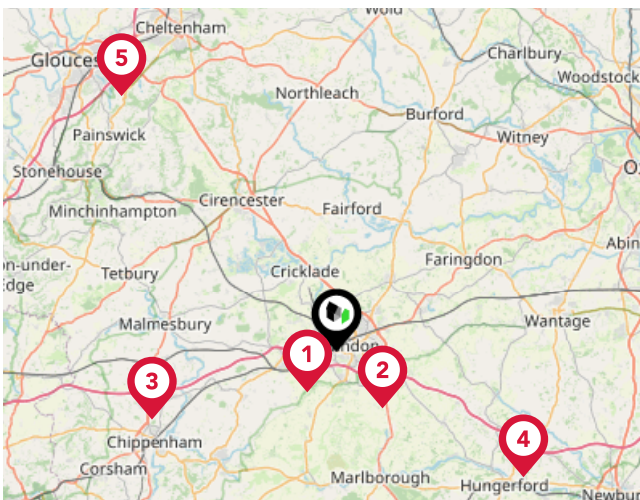
		Nursery	Primary	Secondary	College	Private
	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seven Fields Primary School Ofsted Rating: Requires Improvement Pupils: 336 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Meads Community Primary School Ofsted Rating: Good Pupils: 524 Distance:1	<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:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridlewood Primary School Ofsted Rating: Good Pupils: 241 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



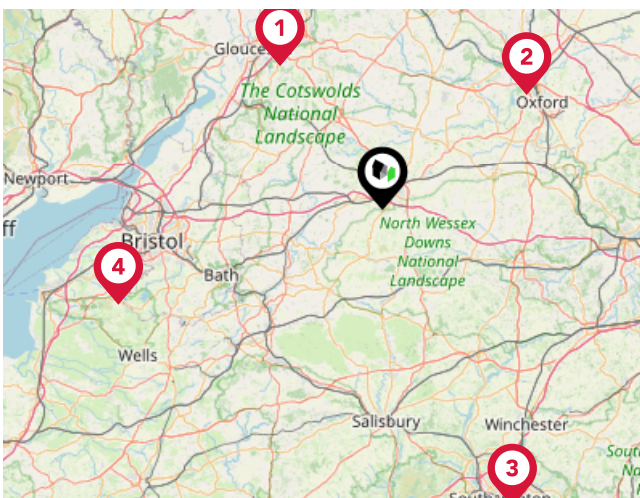
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.69 miles
2	Kemble Rail Station	11.25 miles
3	Chippenham Rail Station	15.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.55 miles
2	M4 J15	5.36 miles
3	M4 J17	14.48 miles
4	M4 J14	16.64 miles
5	M5 J11A	24.53 miles

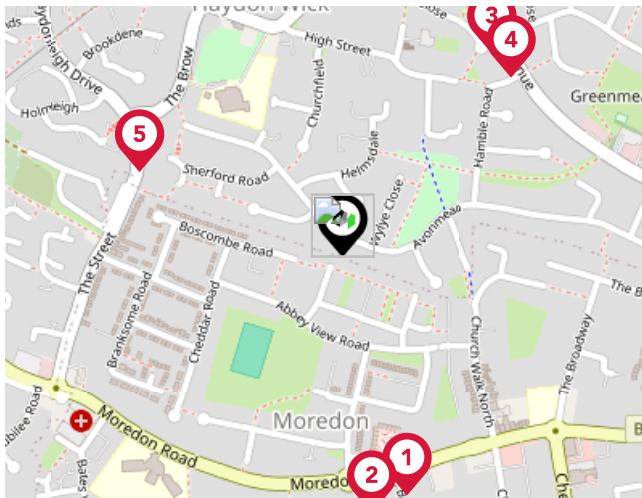


Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	26.02 miles
2	London Oxford Airport	27.12 miles
3	Southampton Airport	48.05 miles
4	Bristol International Airport	41.4 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bourne Road	0.28 miles
2	Bourne Road	0.3 miles
3	Severn Avenue	0.29 miles
4	Severn Avenue	0.28 miles
5	The Brow	0.25 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:



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SALES & LETTINGS

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Valuation Office Agency

