

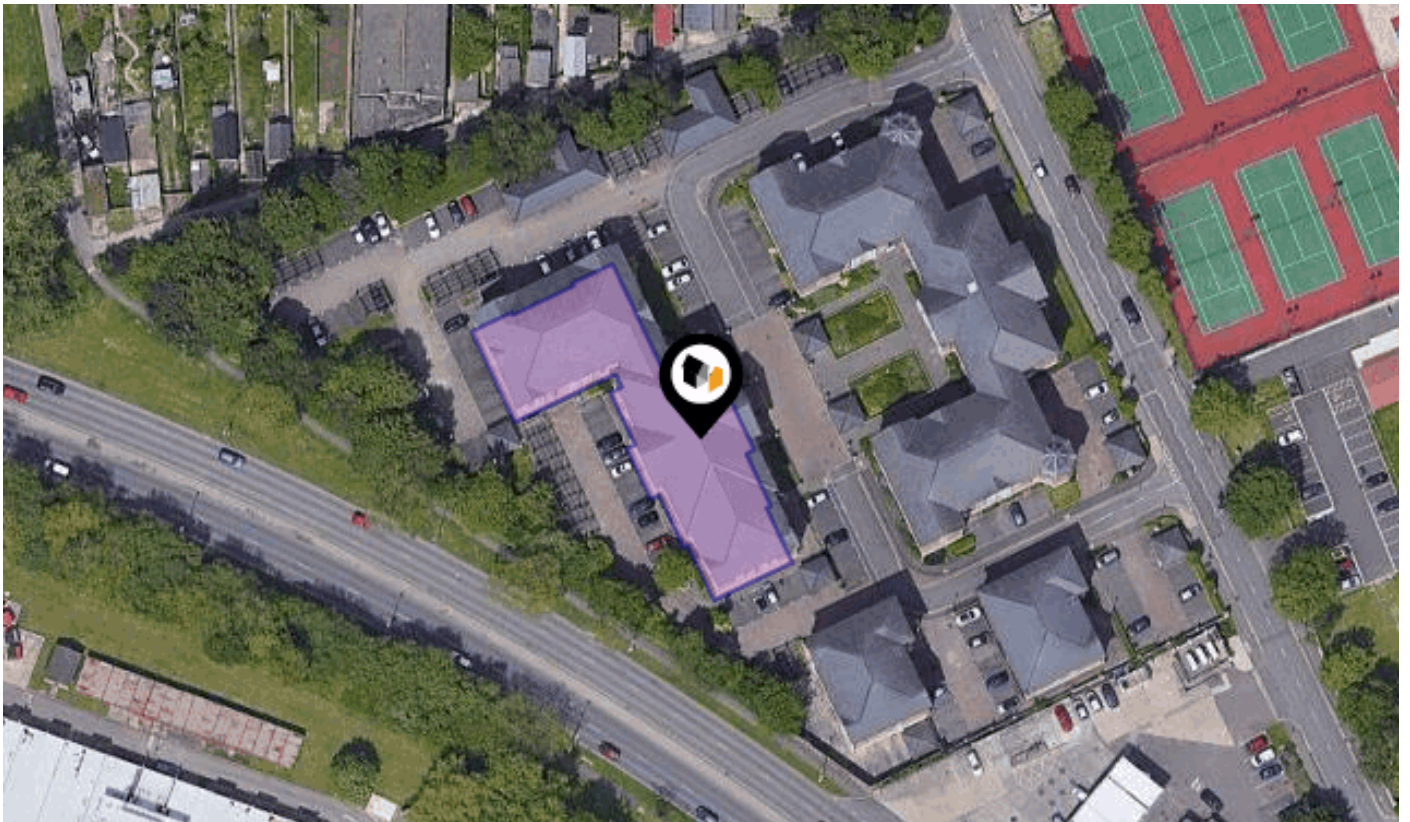


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 23rd April 2024



BRUNEL CRESCENT, SWINDON, SN2

McFarlane Sales & Lettings Ltd

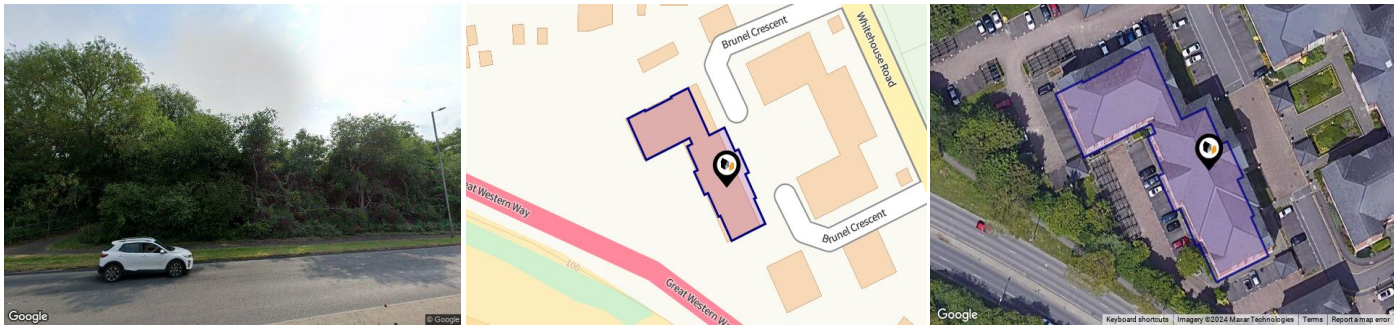
28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£208
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	688 ft ² / 64 m ²	Start Date:	21/11/2006
Plot Area:	0.28 acres	End Date:	01/01/3004
Year Built :	2006	Lease Term:	999 years from 1 January 2005
Council Tax :	Band C	Term Remaining:	980 years
Annual Estimate:	£1,954		
Title Number:	WT256215		
UPRN:	10010430406		

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	275 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

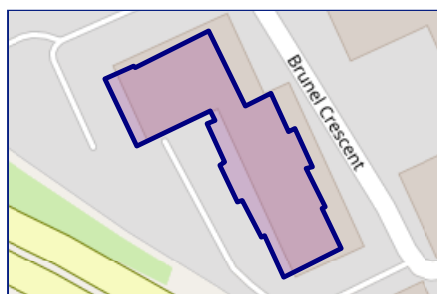


Freehold Title Plan



WT152285

Leasehold Title Plan



WT256215

Start Date: 21/11/2006
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 980 years

Property EPC - Certificate

Brunel Crescent, SN2

Energy rating

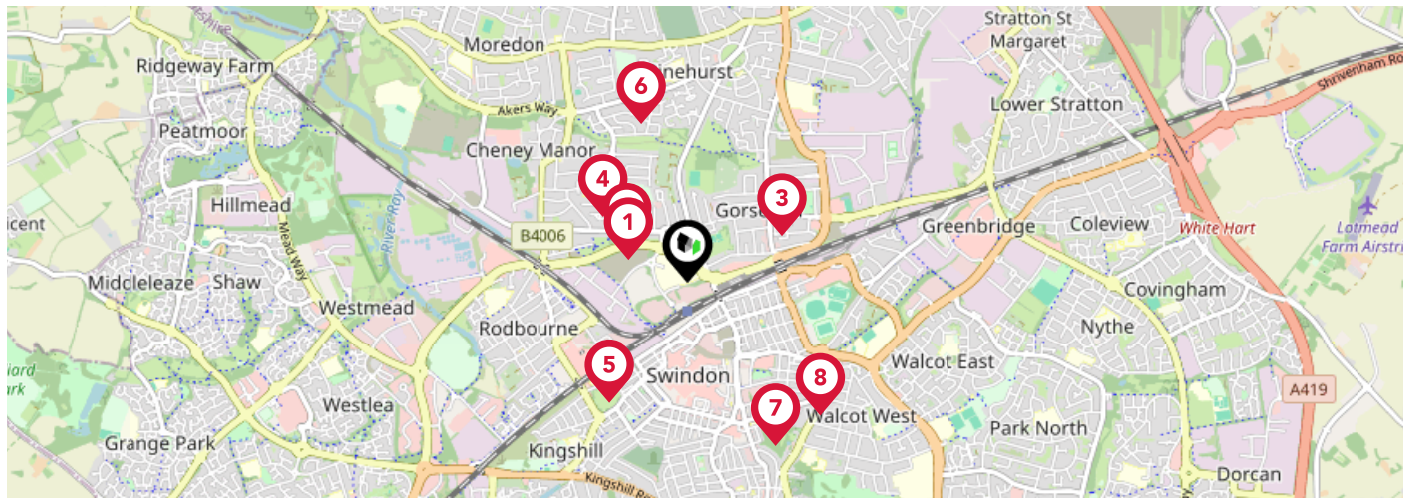
C

Valid until 14.09.2030

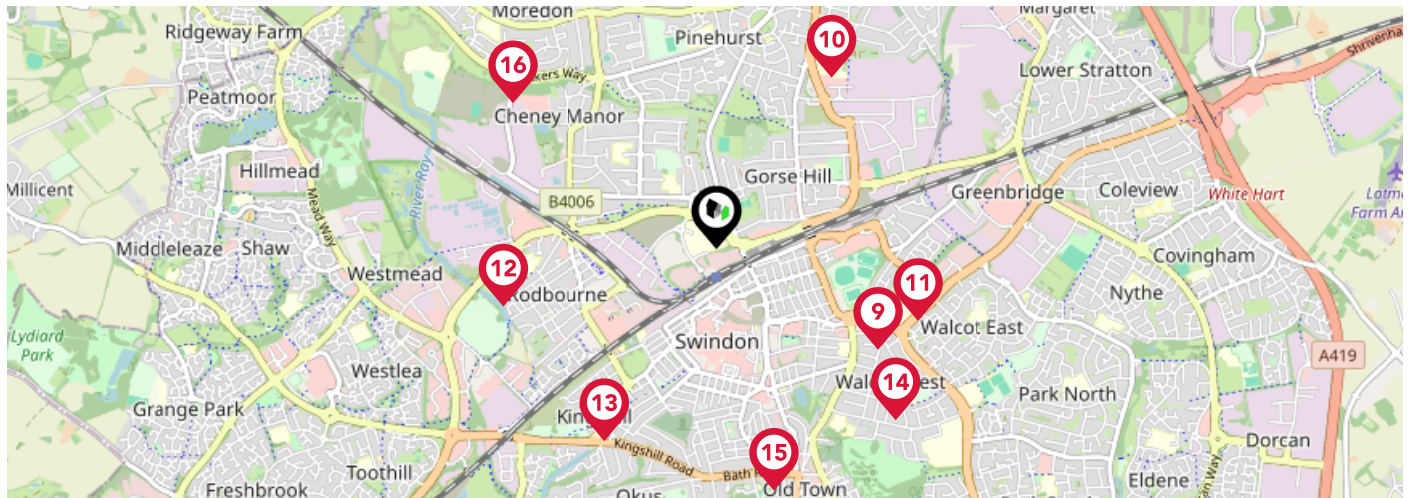
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	Yes
Top Storey:	4
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, supply and extract
Lightning:	Low energy lighting in 50% of fixed outlets
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
Floors:	(other premises below)
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Total Floor Area:	63.9 m ²



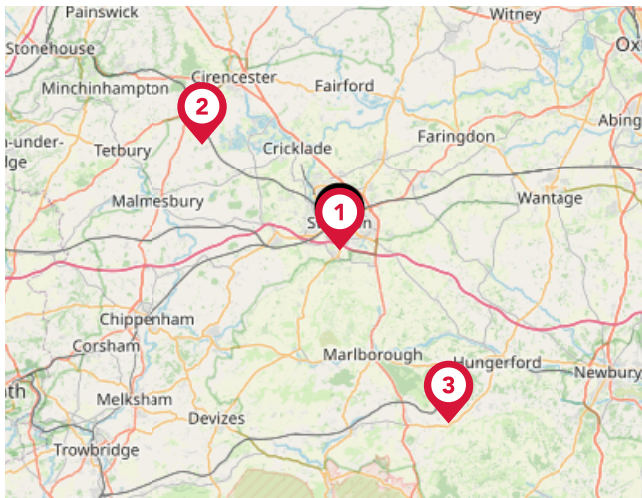
		Nursery	Primary	Secondary	College	Private
1	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crowdys Hill School Ofsted Rating: Good Pupils: 230 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:1.01	<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:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:1.14	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

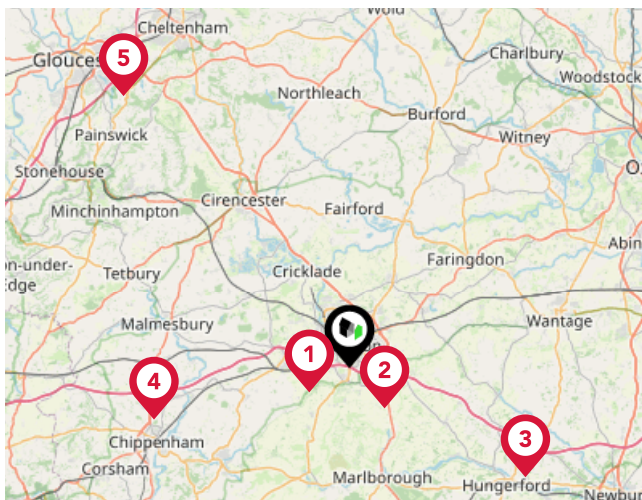
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.29 miles
2	Kemble Rail Station	12.6 miles
3	Bedwyn Rail Station	15.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.37 miles
2	M4 J15	3.93 miles
3	M4 J14	15.31 miles
4	M4 J17	14.92 miles
5	M5 J11A	25.96 miles

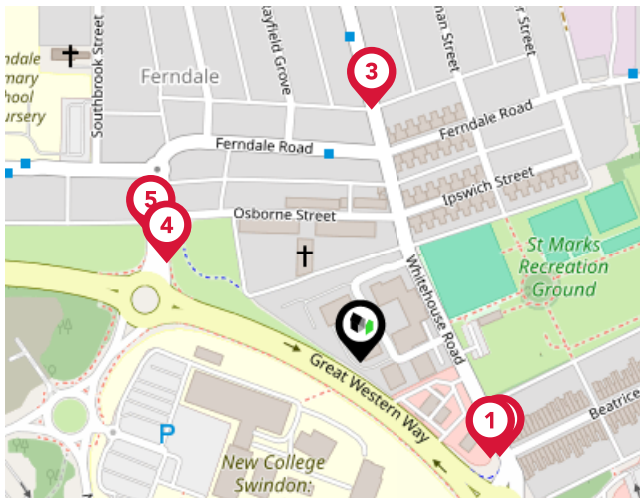


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.46 miles
2	London Oxford Airport	27.27 miles
3	Southampton Airport	46.64 miles
4	Bristol International Airport	41.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beatrice Street	0.09 miles
2	Beatrice Street	0.1 miles
3	Bradleys Corner	0.15 miles
4	North Star Avenue	0.12 miles
5	North Star Avenue	0.14 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

