

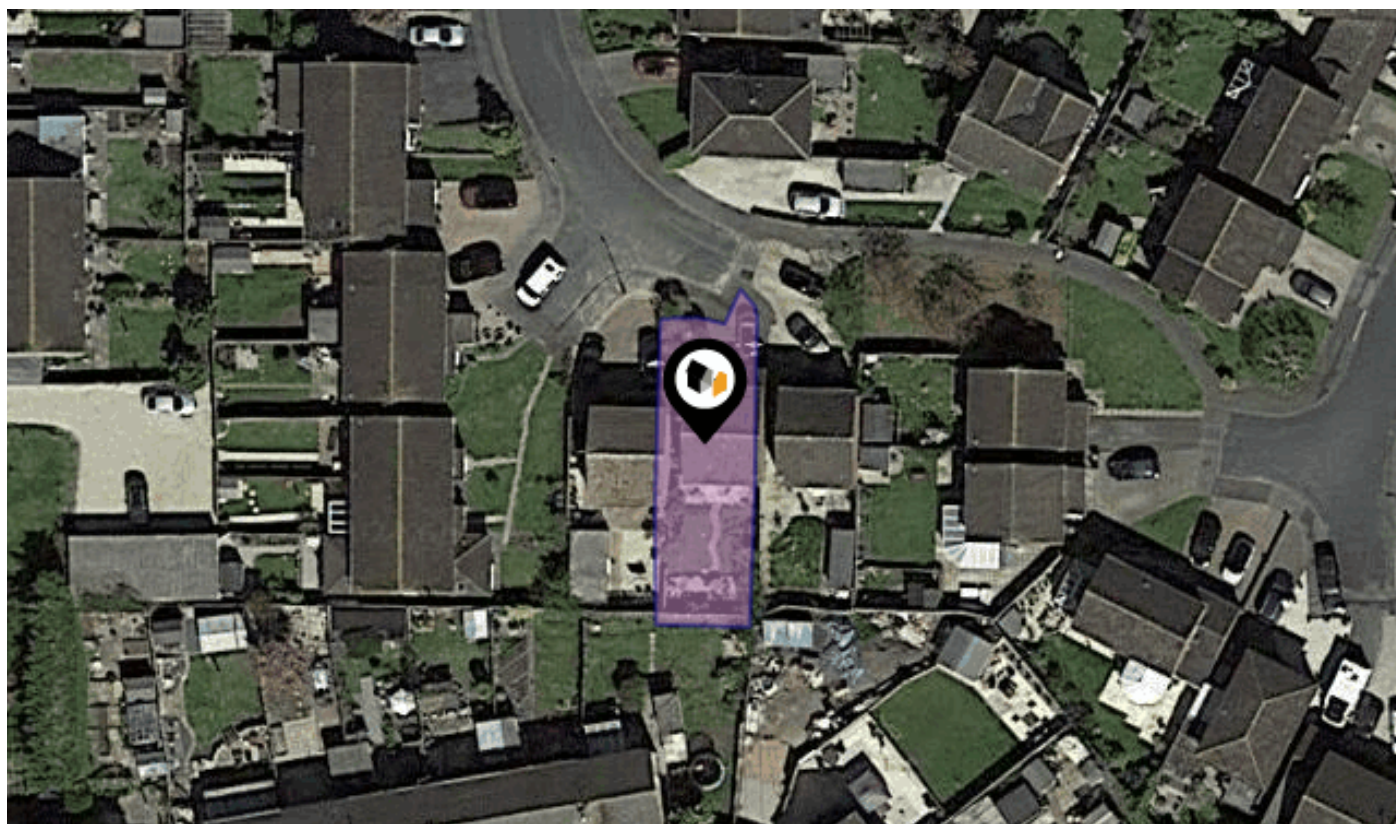


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 25th April 2024



PLEYDELLS, CRICKLADE, SWINDON, SN6

McFarlane Sales & Lettings Ltd

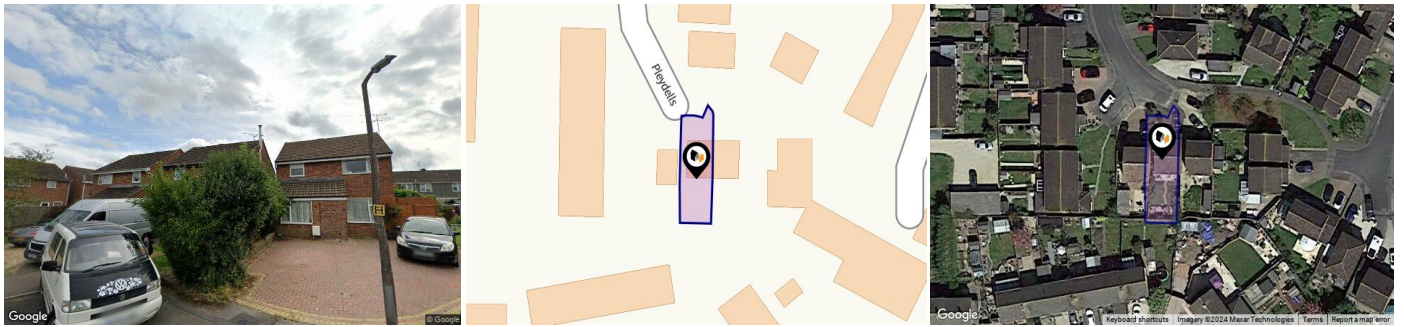
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Detached	Last Sold £/ft²:	£203
Bedrooms:	3	Tenure:	Freehold
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT176835		
UPRN:	100121027912		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	29 mb/s	1000 mb/s
Flood Risk:			
● Rivers & Seas	Very Low		
● Surface Water	Very Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Cricklade, SN6

Energy rating

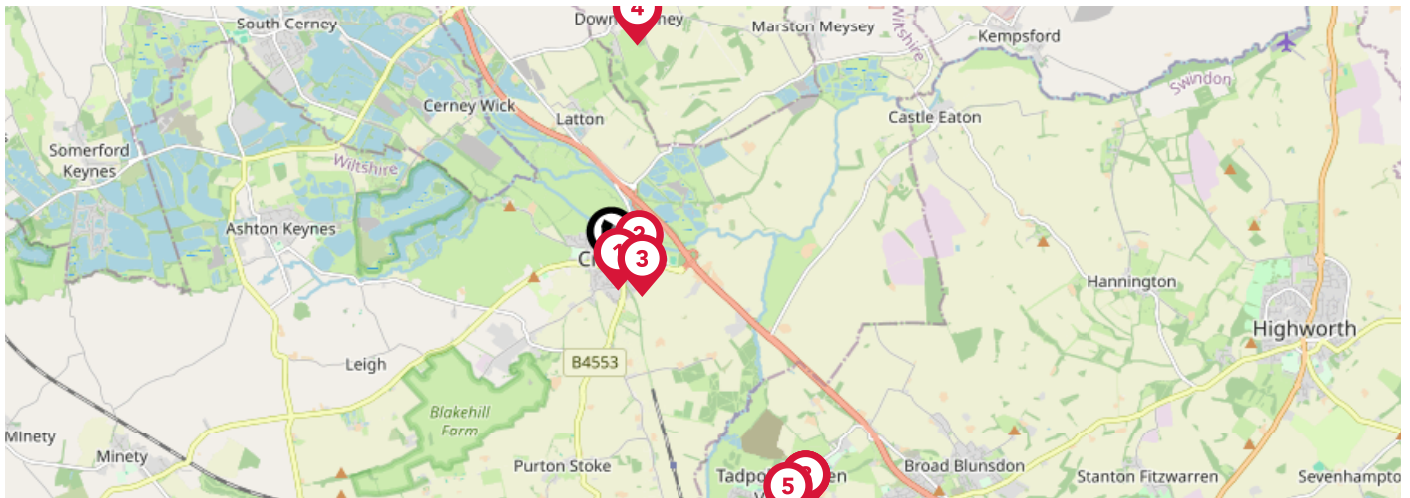
C

Valid until 12.07.2032

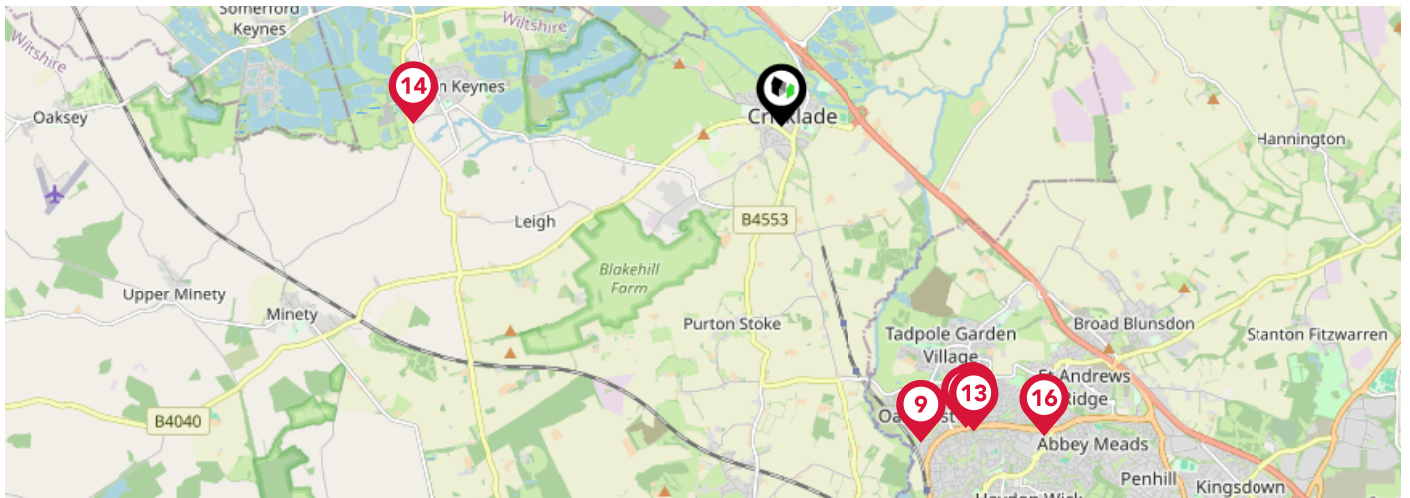
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

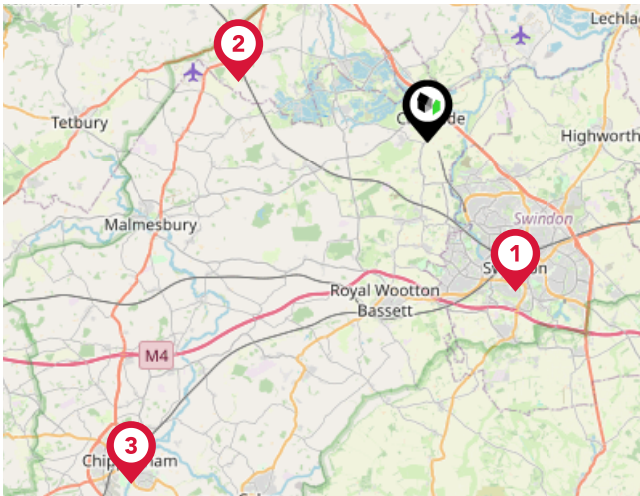


		Nursery	Primary	Secondary	College	Private
1	St Sampson's Church of England Primary School Ofsted Rating: Good Pupils: 299 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meadowpark School Ofsted Rating: Good Pupils: 70 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cricklade Manor Prep Ofsted Rating: Not Rated Pupils: 173 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Down Ampney Church of England Primary School Ofsted Rating: Good Pupils: 43 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Morris Primary School Ofsted Rating: Not Rated Pupils: 39 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Churchward School Ofsted Rating: Not Rated Pupils: 41 Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Western Academy Ofsted Rating: Not Rated Pupils: 369 Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



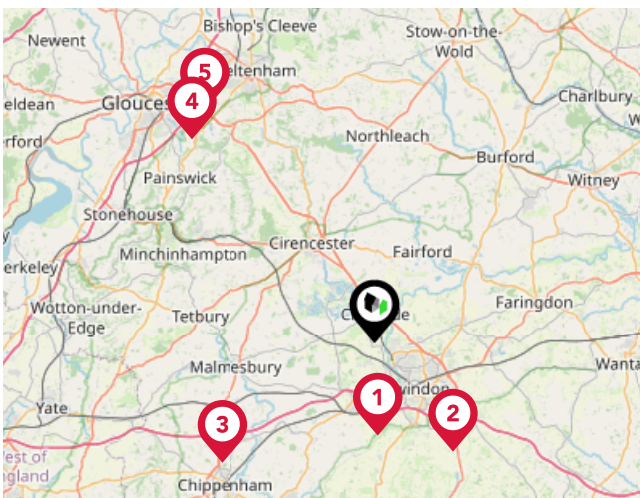
	Nursery	Primary	Secondary	College	Private
 Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashton Keynes Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ann Edwards Church of England Primary School Ofsted Rating: Good Pupils: 267 Distance:3.62	<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:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



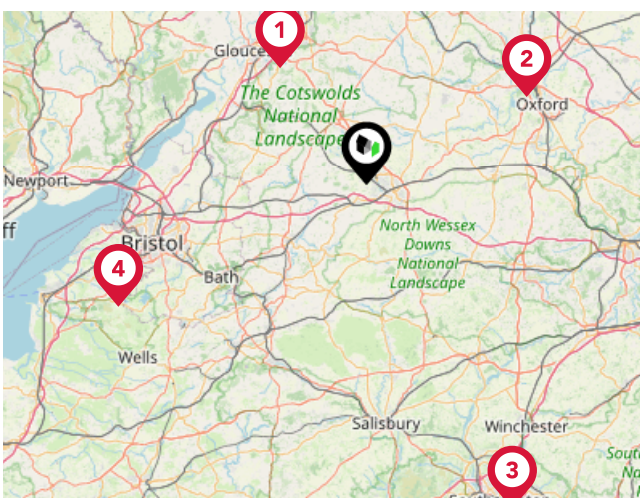
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	6.32 miles
2	Kemble Rail Station	7.34 miles
3	Chippenham Rail Station	16.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	6.85 miles
2	M4 J15	9.96 miles
3	M4 J17	14.34 miles
4	M5 J11A	19.97 miles
5	M5 J11	21.08 miles

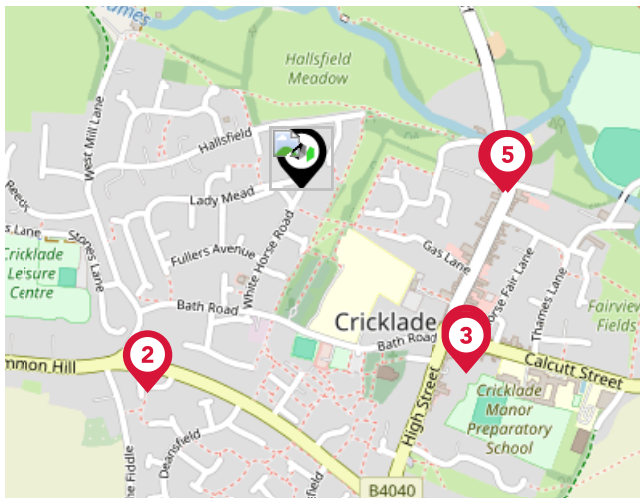


Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	21.41 miles
2	London Oxford Airport	26.85 miles
3	Southampton Airport	52.65 miles
4	Bristol International Airport	40.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.28 miles
2	Bishopsfield	0.29 miles
3	High Street	0.28 miles
4	North Wall	0.23 miles
5	North Wall	0.24 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

