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

An Insight Into This Property & the Local Market

**Thursday 25<sup>th</sup> April 2024**



**FRIESLAND CLOSE, SHAW, SWINDON, SN5**

**McFarlane Sales & Lettings Ltd**

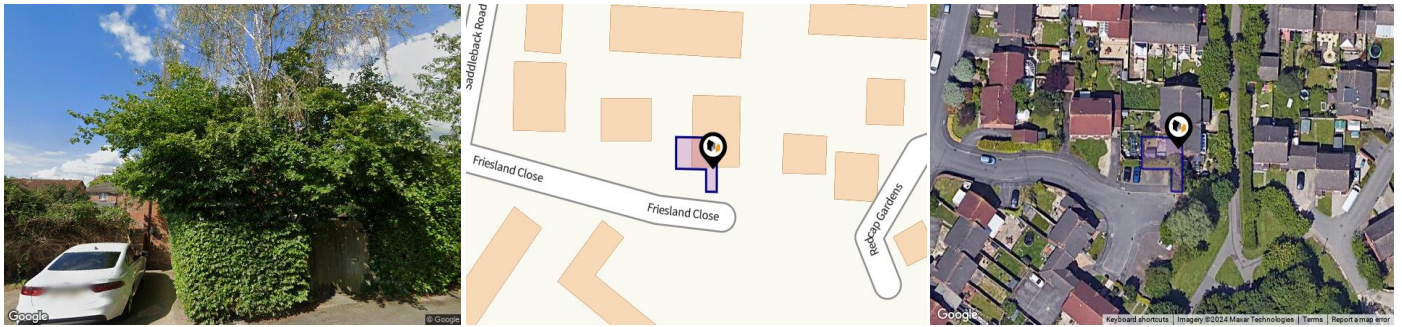
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com








## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£187
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	559 ft <sup>2</sup> / 52 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,710		
<b>Title Number:</b>	WT65069		
<b>UPRN:</b>	100121132883		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	High

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

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Friesland Close, Shaw, SN5

Energy rating

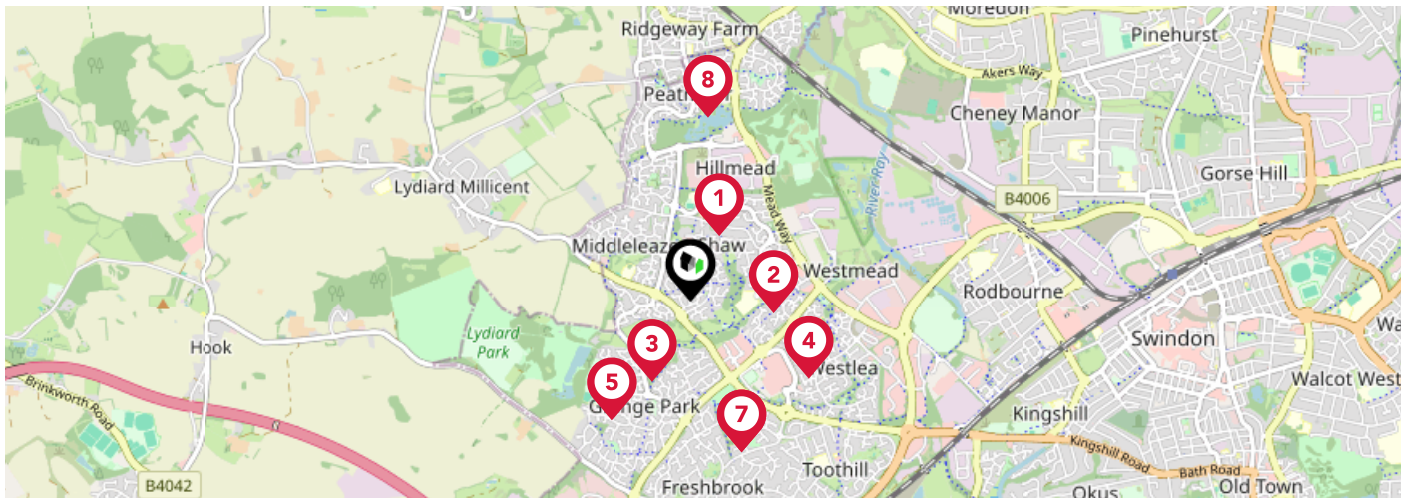
**D**

Valid until 24.03.2029

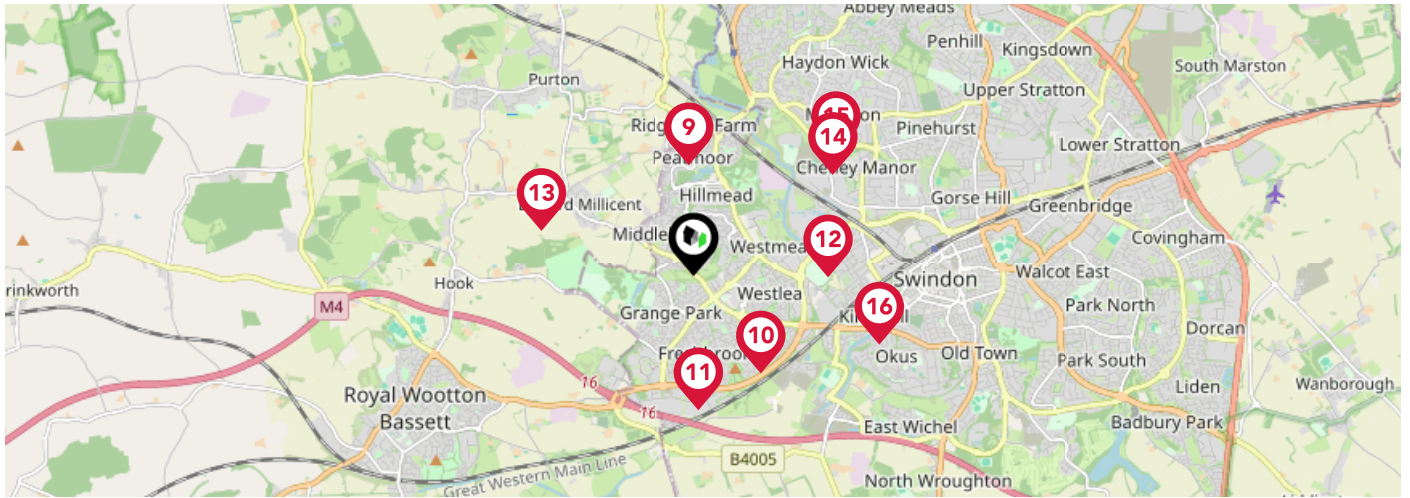
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	52 m <sup>2</sup>

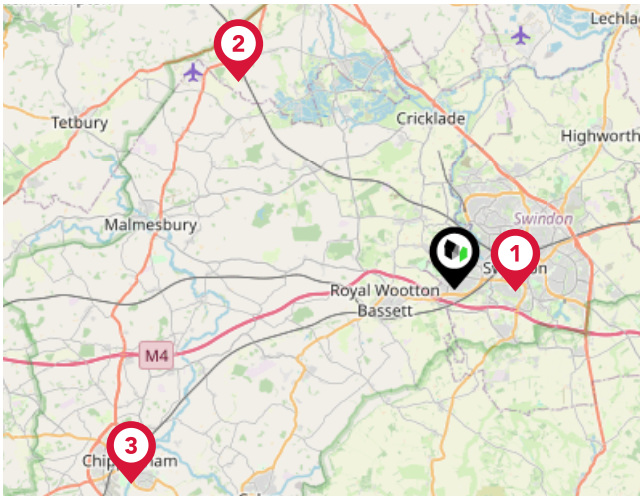


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Brook Field Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shaw Ridge Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Tregoze Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Westlea Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lydiard Park Academy</b> Ofsted Rating: Good   Pupils: 1244   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oliver Tomkins Church of England Junior School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oliver Tomkins Church of England Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 166   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Peatmoor Community Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



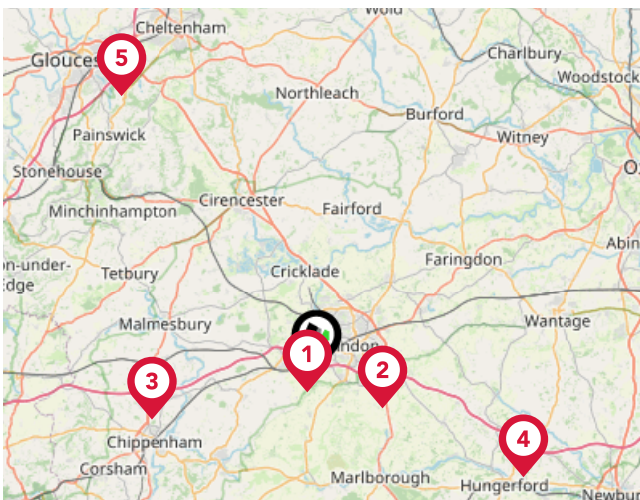
	Nursery	Primary	Secondary	College	Private
 <b>Ridgeway Farm CofE Academy</b> Ofsted Rating: Good   Pupils: 182   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hazelwood Academy</b> Ofsted Rating: Good   Pupils: 254   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Even Swindon Primary School</b> Ofsted Rating: Good   Pupils: 706   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lydiard Millicent CofE Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Nova Hreod Academy</b> Ofsted Rating: Good   Pupils: 832   Distance: 1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Moredon Primary School</b> Ofsted Rating: Outstanding   Pupils: 443   Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance: 1.82	<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	2.23 miles
2	Kemble Rail Station	11.07 miles
3	Chippenham Rail Station	13.94 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	1.59 miles
2	M4 J15	5.52 miles
3	M4 J17	12.71 miles
4	M4 J14	17.13 miles
5	M5 J11A	24.82 miles

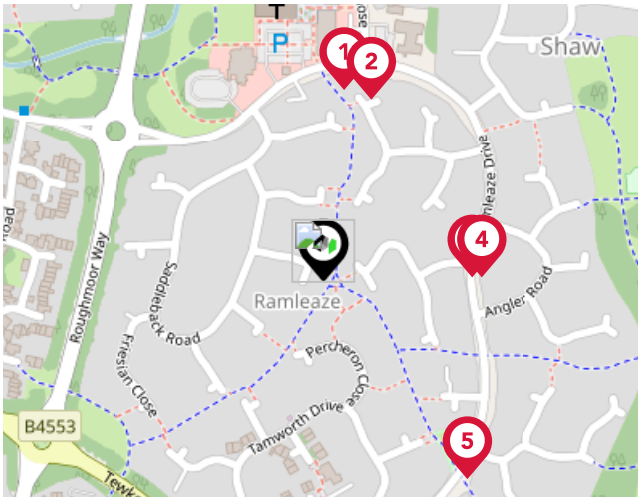


## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	26.45 miles
2	London Oxford Airport	29.11 miles
3	Southampton Airport	47.33 miles
4	Bristol International Airport	39.62 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Village Inn	0.11 miles
2	Village Inn	0.11 miles
3	Charolais Drive	0.09 miles
4	Charolais Drive	0.09 miles
5	Orkney Close	0.14 miles



# McFarlane Sales & Lettings Ltd

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UK Government

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# 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

