

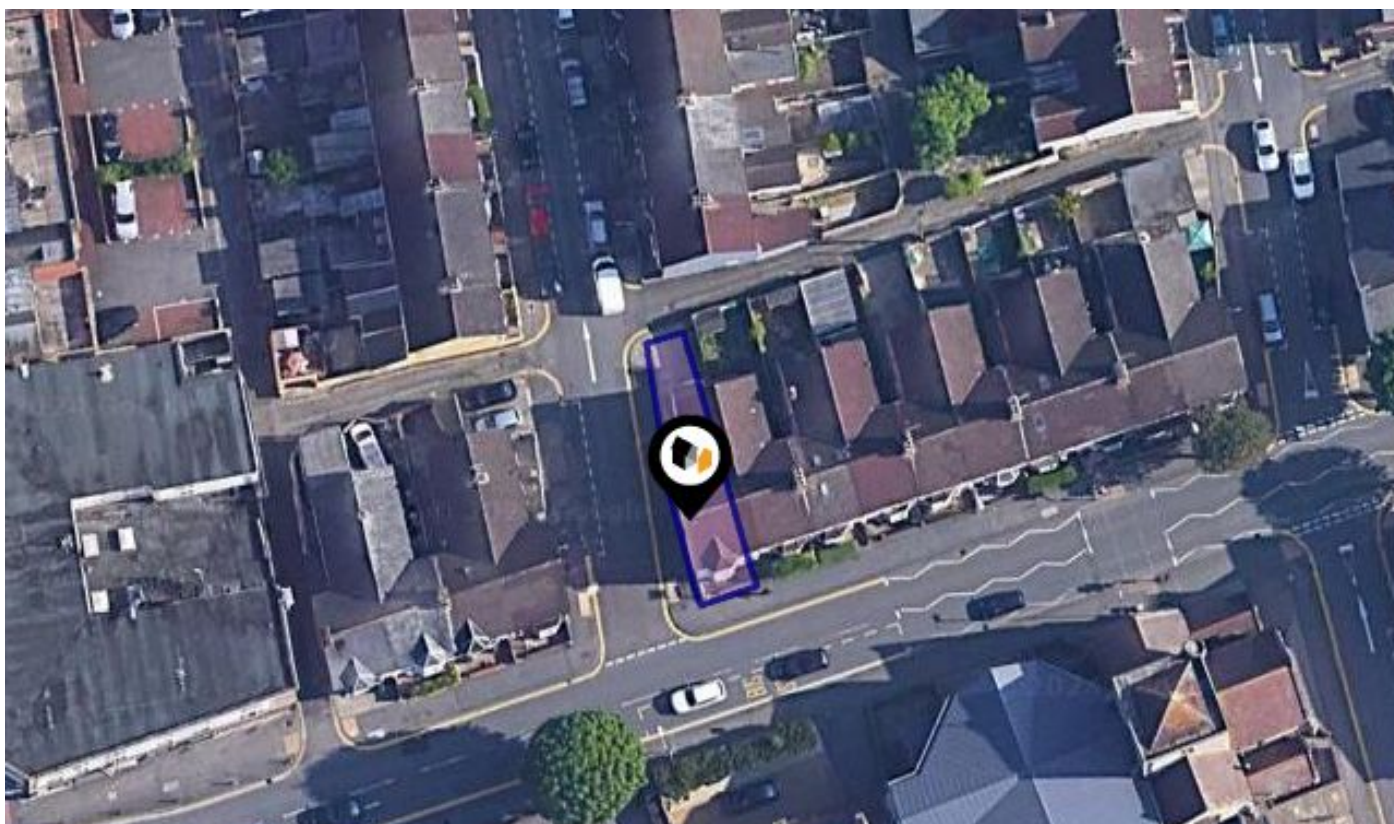


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 30th April 2024



GROUNDWELL ROAD, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Terraced	Last Sold £/ft²:	£806
Bedrooms:	1	Tenure:	Freehold
Floor Area:	301 ft ² / 28 m ²		
Plot Area:	0.02 acres		
Year Built :	After 2012		
Council Tax :	Band C		
Annual Estimate:	£1,954		
Title Number:	WT99641		
UPRN:	10004837973		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	211 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN1

Energy rating

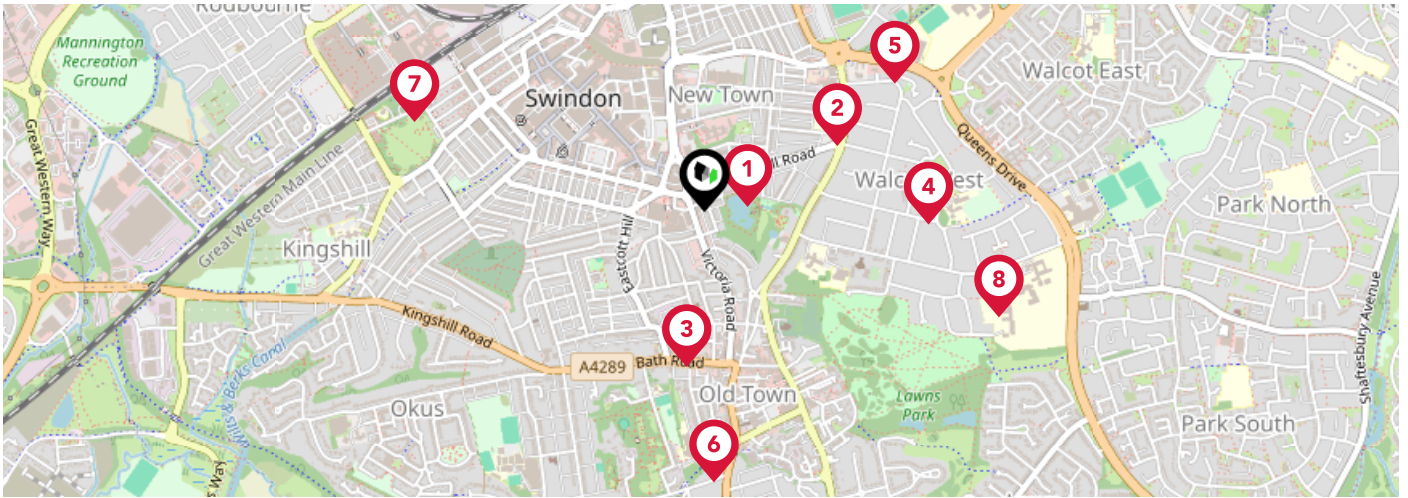
C

Valid until 24.01.2032

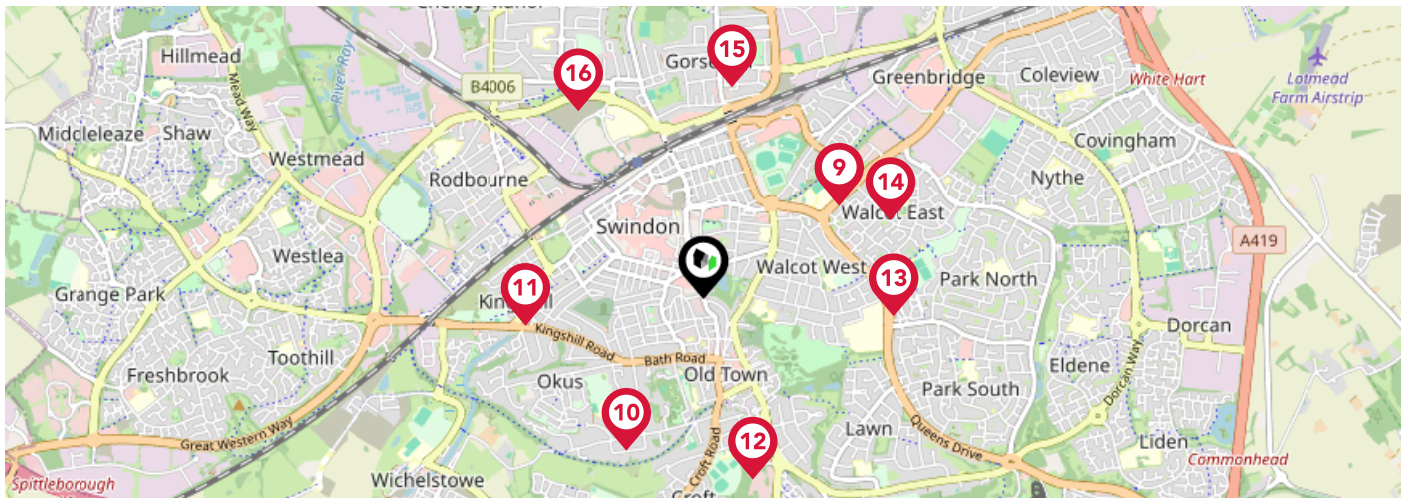
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	(another dwelling below)
Total Floor Area:	28 m ²



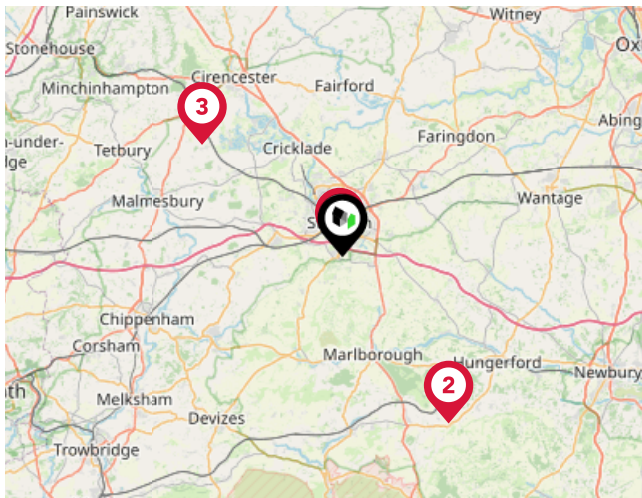
	Nursery	Primary	Secondary	College	Private
1 Holy Road Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Commonwealth School Ofsted Rating: Good Pupils: 1386 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New College Swindon Ofsted Rating: Good Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

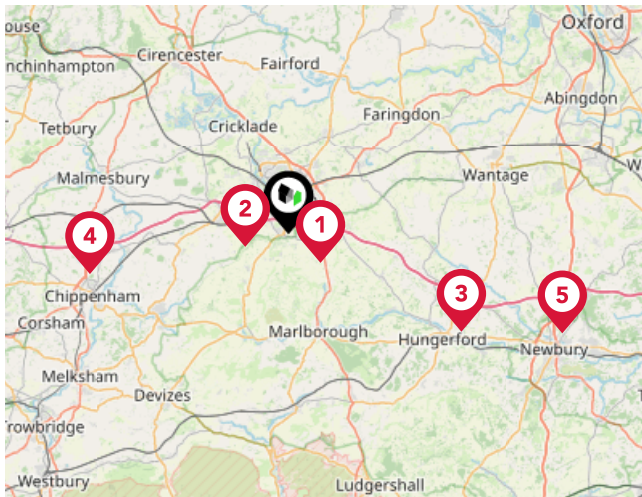
Area

Transport (National)



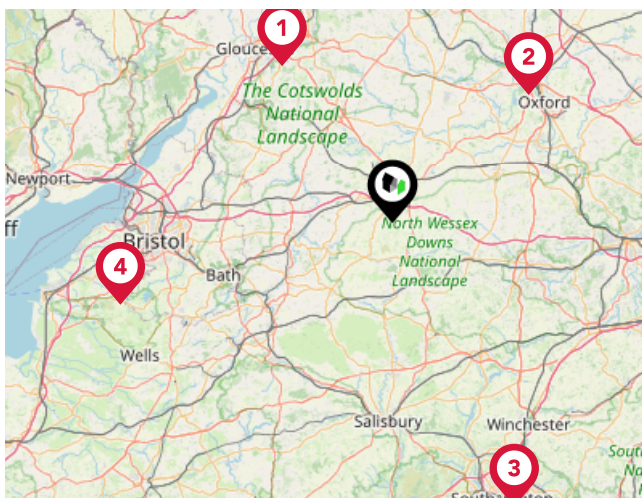
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.56 miles
2	Bedwyn Rail Station	14.6 miles
3	Kemble Rail Station	13.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.17 miles
2	M4 J16	3.35 miles
3	M4 J14	14.66 miles
4	M4 J17	15.05 miles
5	M4 J13	21.45 miles

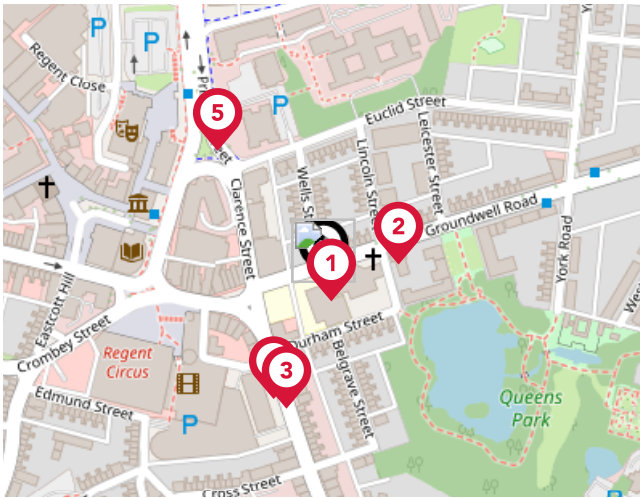


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.26 miles
2	London Oxford Airport	27.56 miles
3	Southampton Airport	45.82 miles
4	Bristol International Airport	41.89 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holy Rood Church	0.01 miles
2	Holy Rood Church	0.05 miles
3	Durham Street	0.08 miles
4	Durham Street	0.07 miles
5	Regent Circus	0.1 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

