

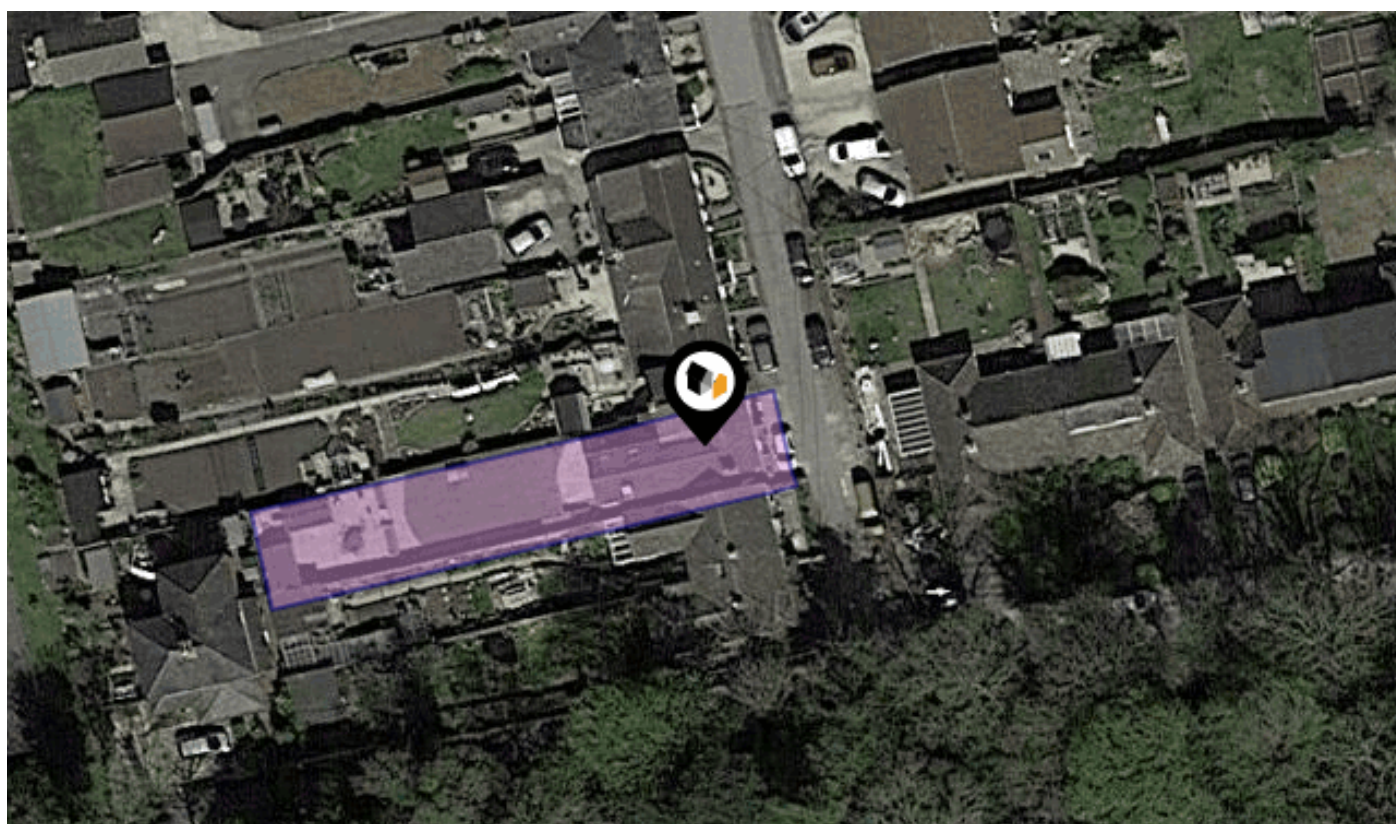


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 07th May 2024



THE HYDE, PURTON, SWINDON, SN5

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

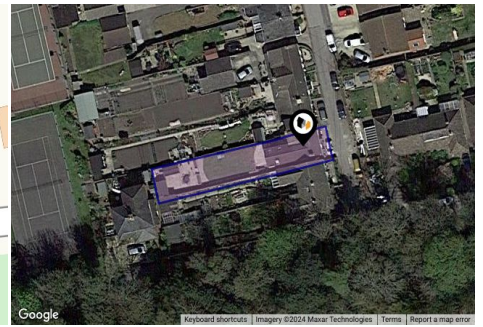
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Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£197
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,474 ft ² / 137 m ²		
Plot Area:	0.09 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT160957		
UPRN:	100121029394		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	31 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Purton, SN5

Energy rating

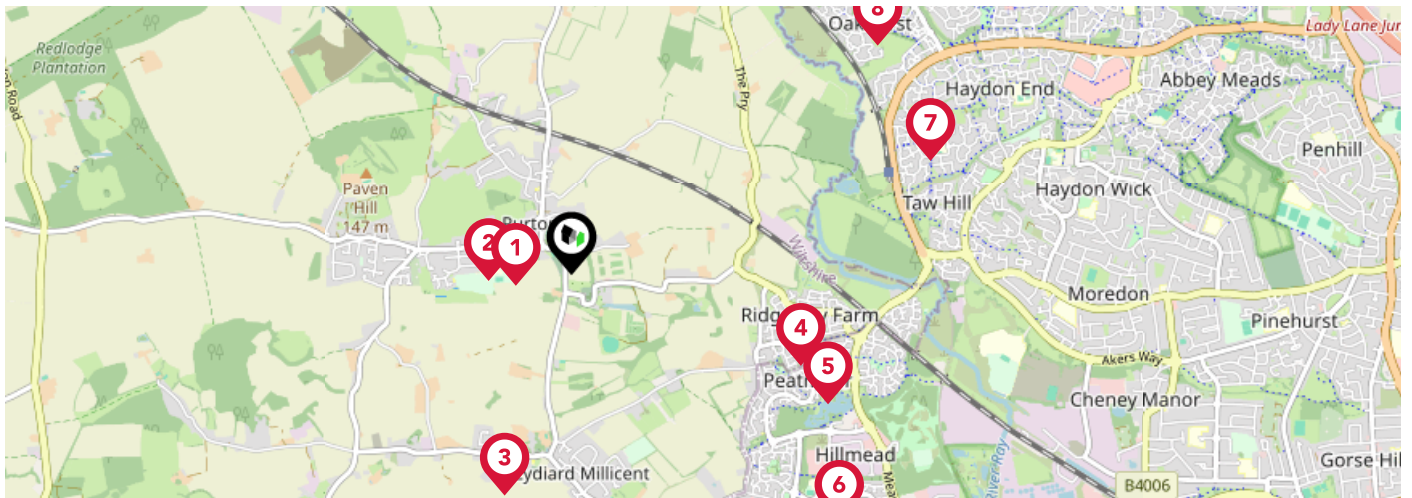
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Valid until 11.04.2033

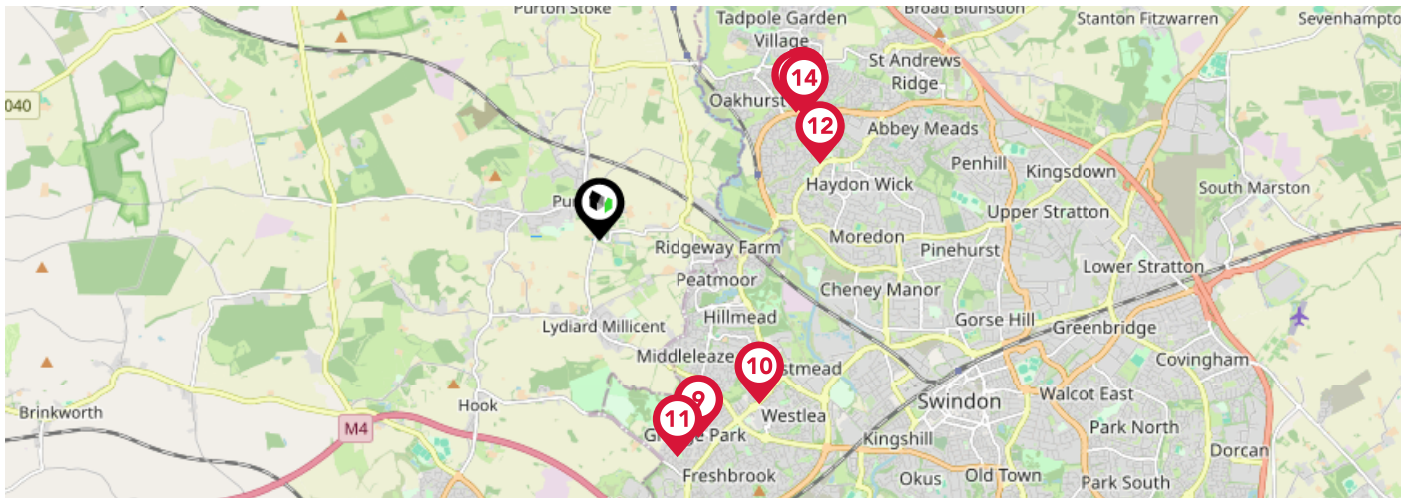
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	137 m ²

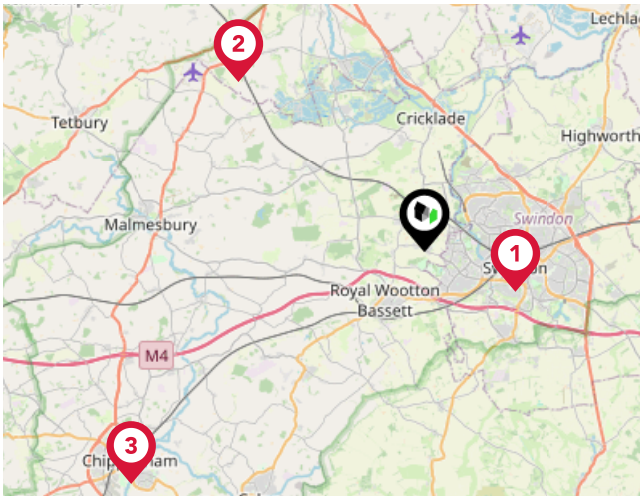


		Nursery	Primary	Secondary	College	Private
1	St Mary's Church of England Primary School, Purton Ofsted Rating: Good Pupils: 363 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bradon Forest School Ofsted Rating: Good Pupils: 1018 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lydiard Millicent CofE Primary School Ofsted Rating: Good Pupils: 199 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ridgeway Farm CofE Academy Ofsted Rating: Good Pupils: 182 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Peatmoor Community Primary School Ofsted Rating: Good Pupils: 194 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brook Field Primary School Ofsted Rating: Good Pupils:0 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



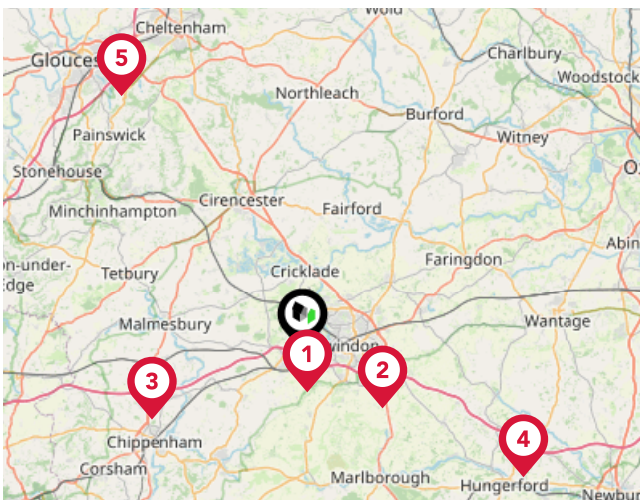
		Nursery	Primary	Secondary	College	Private
	Tregoze Primary School Ofsted Rating: Good Pupils: 210 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lydiard Park Academy Ofsted Rating: Good Pupils: 1244 Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:2.17	<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:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



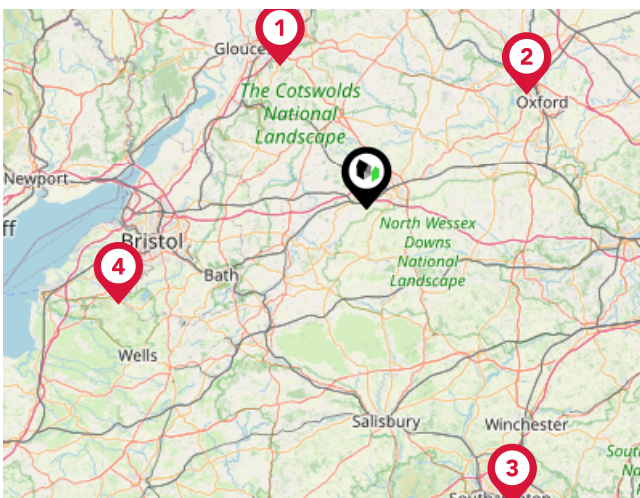
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	3.64 miles
2	Kemble Rail Station	9.27 miles
3	Chippenham Rail Station	13.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.91 miles
2	M4 J15	7.22 miles
3	M4 J17	12.17 miles
4	M4 J14	18.78 miles
5	M5 J11A	23.01 miles

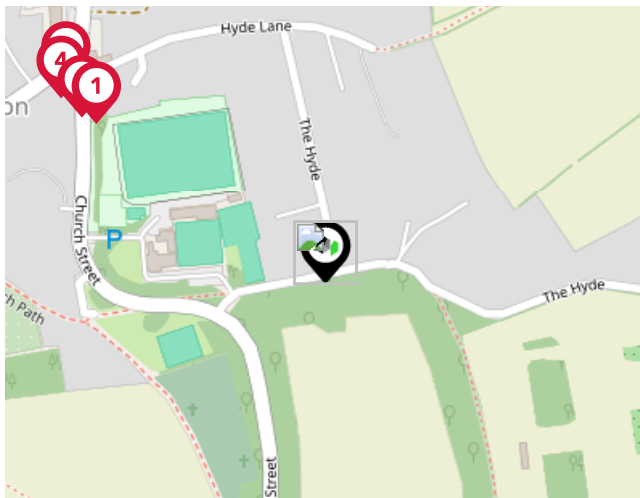


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	24.65 miles
2	London Oxford Airport	29.1 miles
3	Southampton Airport	49.12 miles
4	Bristol International Airport	39.06 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Square	0.16 miles
2	The Square	0.17 miles
3	The Square	0.19 miles
4	The Square	0.19 miles
5	Witts Lane	0.28 miles

McFarlane Sales & Lettings Ltd

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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.



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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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Valuation Office Agency

