

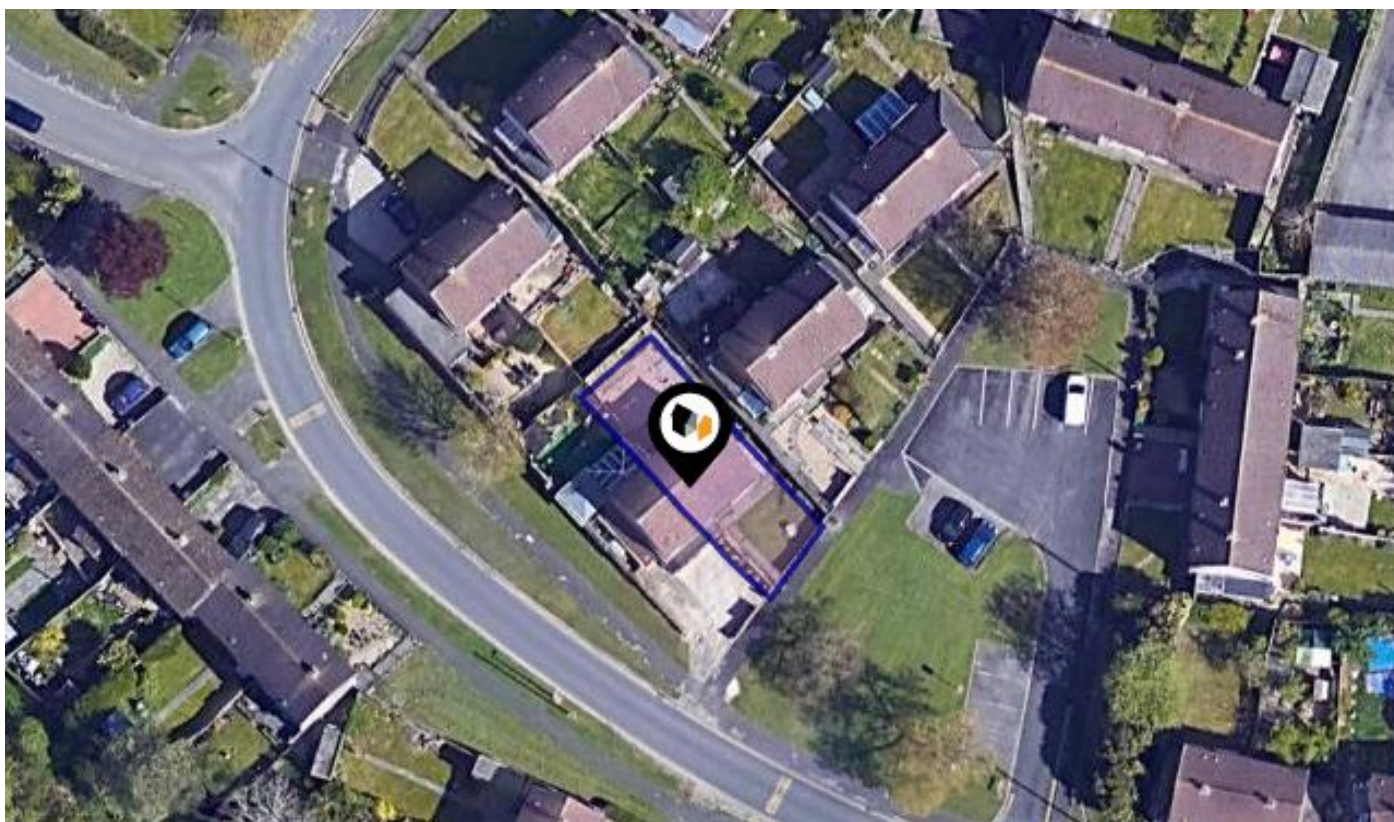


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 09th May 2024



RUSHALL CLOSE, SWINDON, SN2

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

| | |
|-------------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 2 |
| Floor Area: | 688 ft ² / 64 m ² |
| Plot Area: | 0.04 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band A |
| Annual Estimate: | £1,465 |
| Title Number: | WT234175 |
| UPRN: | 100121153655 |

| | |
|------------------------------------|----------|
| Last Sold £/ft²: | £133 |
| Tenure: | Freehold |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 5 mb/s | 76 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Energy rating

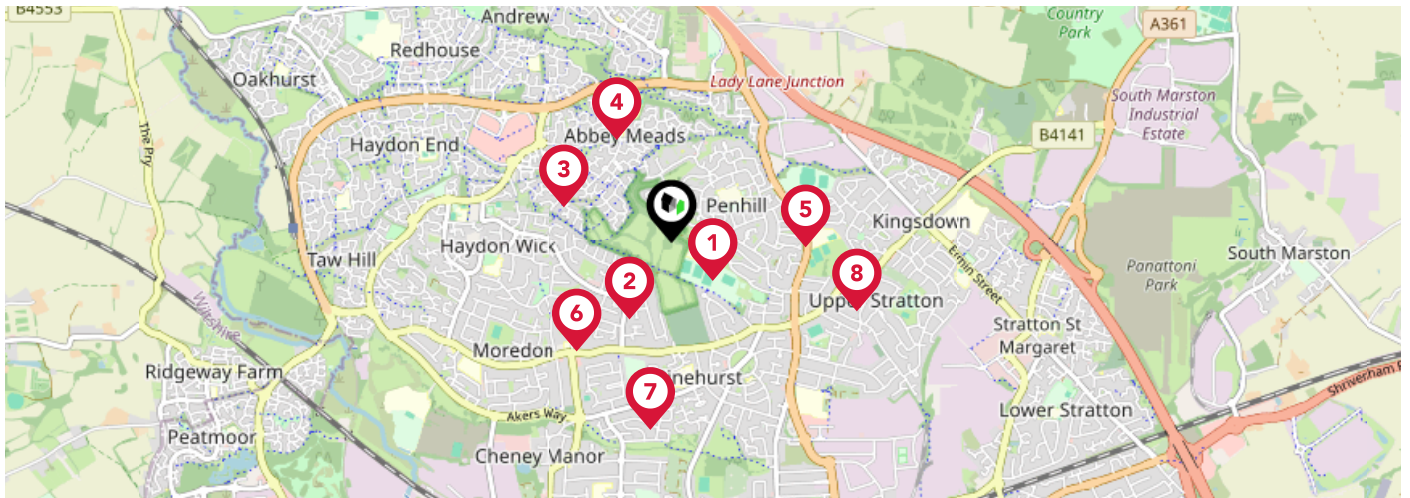
E

Valid until 10.04.2034

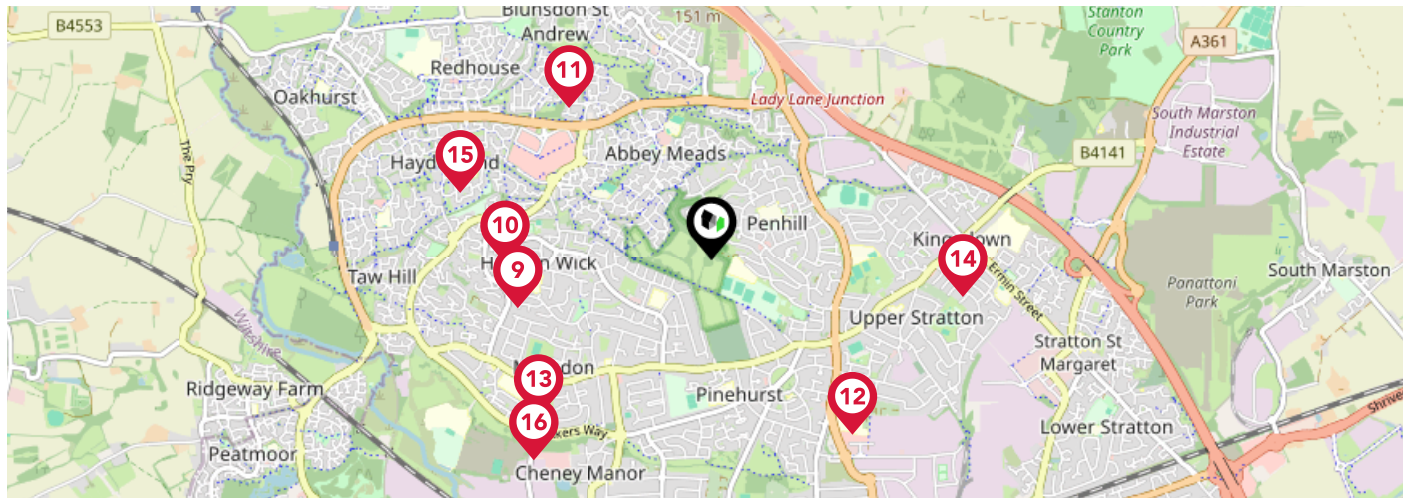
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Semi-detached house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | System built as built no insulation (assumed) |
| Walls Energy: | Very poor |
| Roof: | Pitched 25 mm loft insulation |
| Roof Energy: | Poor |
| Main Heating: | Boiler and radiators mains gas |
| Main Heating Controls: | Programmer TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid no insulation (assumed) |
| Total Floor Area: | 64 m ² |

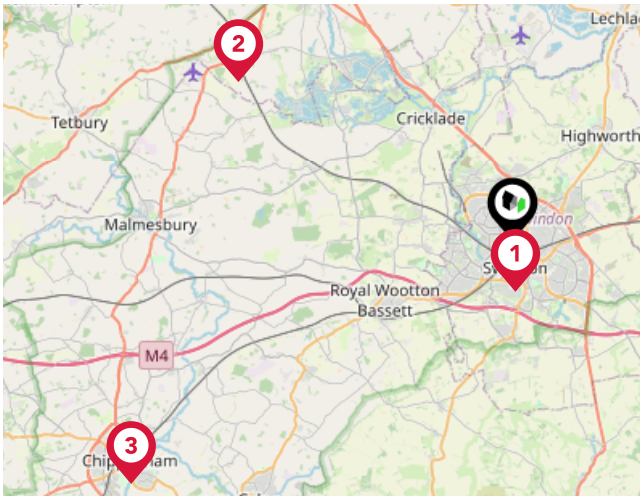


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Seven Fields Primary School Ofsted Rating: Requires Improvement Pupils: 336 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Catherine Wayte Primary School Ofsted Rating: Good Pupils: 417 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Abbey Meads Community Primary School Ofsted Rating: Good Pupils: 524 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Luke's Academy Ofsted Rating: Good Pupils: 72 Distance:0.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Beechcroft Infant School Ofsted Rating: Good Pupils: 242 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



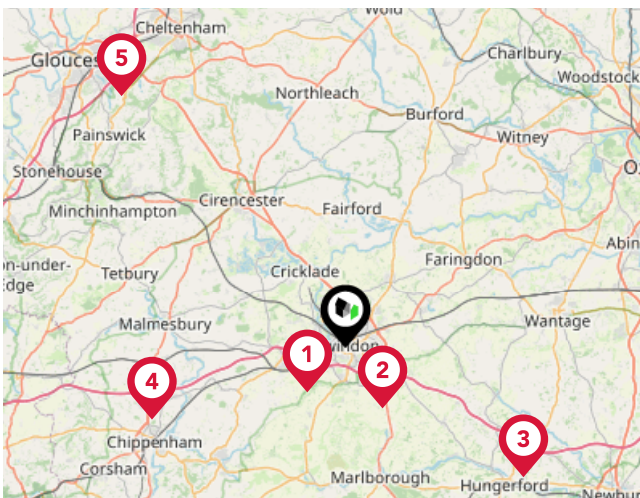
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:0.95 | <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:0.96 | <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:1.03 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Catherine's Catholic Primary School, Swindon Ofsted Rating: Good Pupils: 213 Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.2 | <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:1.23 | <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 | 1.88 miles |
| 2 | Kemble Rail Station | 11.63 miles |
| 3 | Chippenham Rail Station | 16.7 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M4 J16 | 4.31 miles |
| 2 | M4 J15 | 5.29 miles |
| 3 | M4 J14 | 16.3 miles |
| 4 | M4 J17 | 15.29 miles |
| 5 | M5 J11A | 24.67 miles |

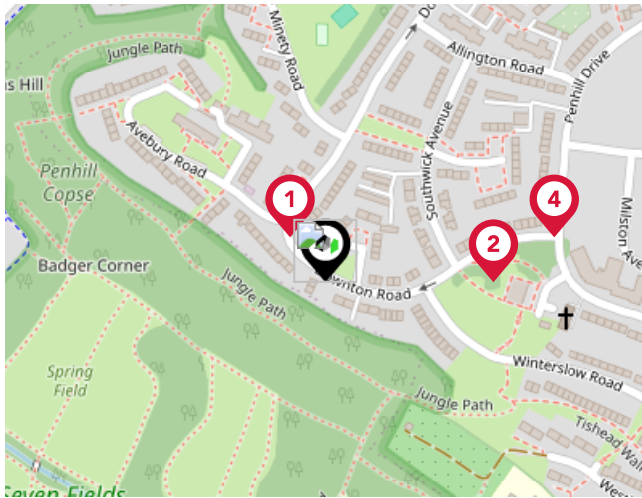


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Gloucestershire Airport | 26.1 miles |
| 2 | London Oxford Airport | 26.32 miles |
| 3 | Southampton Airport | 48.15 miles |
| 4 | Bristol International Airport | 42.2 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------|------------|
| 1 | Avebury Road | 0.03 miles |
| 2 | Downton Road | 0.1 miles |
| 3 | Imber Walk | 0.21 miles |
| 4 | Downton Road | 0.13 miles |
| 5 | Deers Leap | 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

