

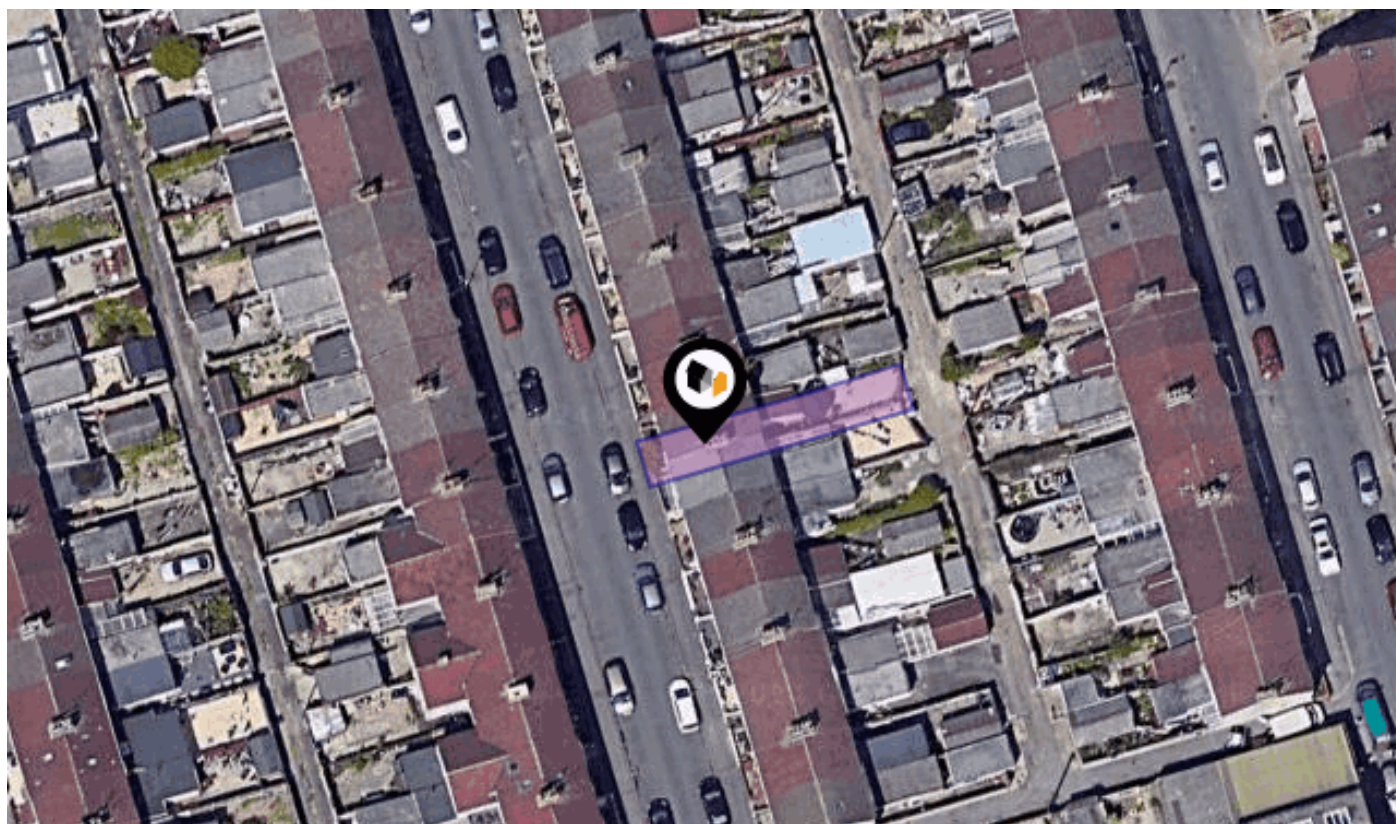


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 10th May 2024



PONTING STREET, SWINDON, SN1

McFarlane Sales & Lettings Ltd

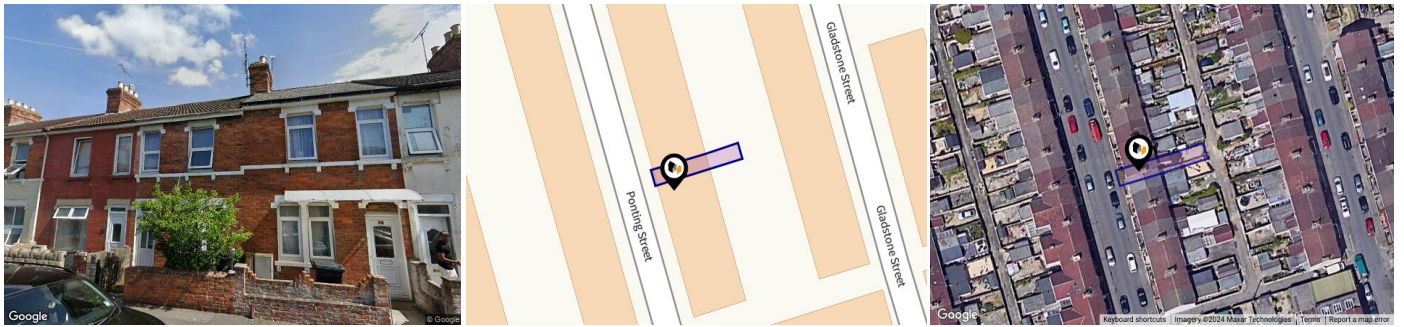
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Terraced	Last Sold £/ft²:	£136
Bedrooms:	2	Tenure:	Freehold
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,465		
Title Number:	WT88453		
UPRN:	100121150487		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	112 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN1

Energy rating

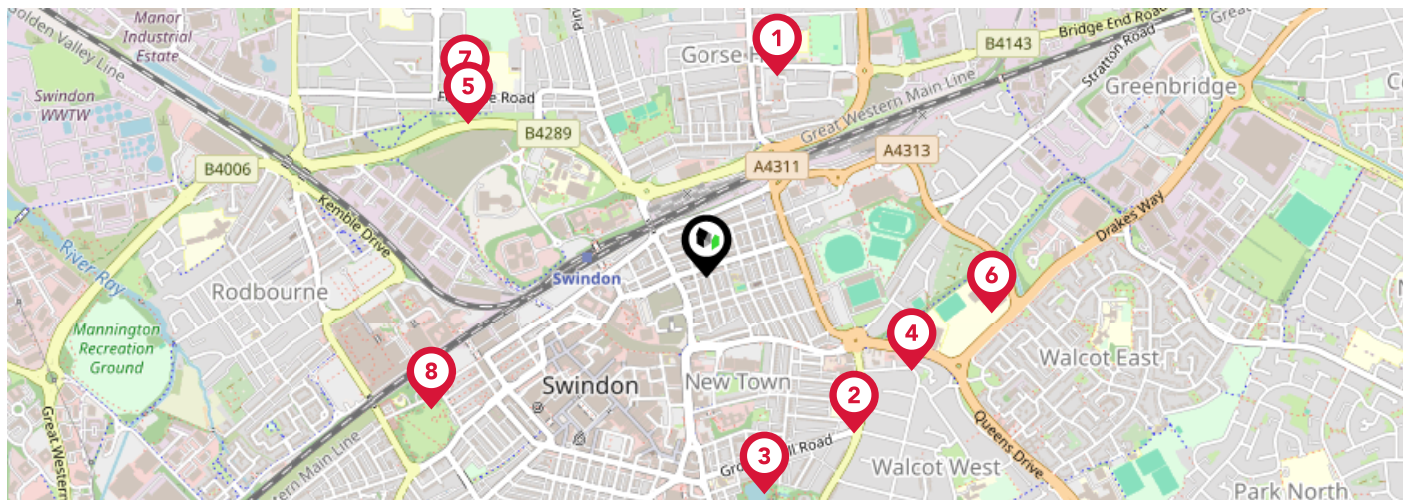
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Valid until 16.07.2033

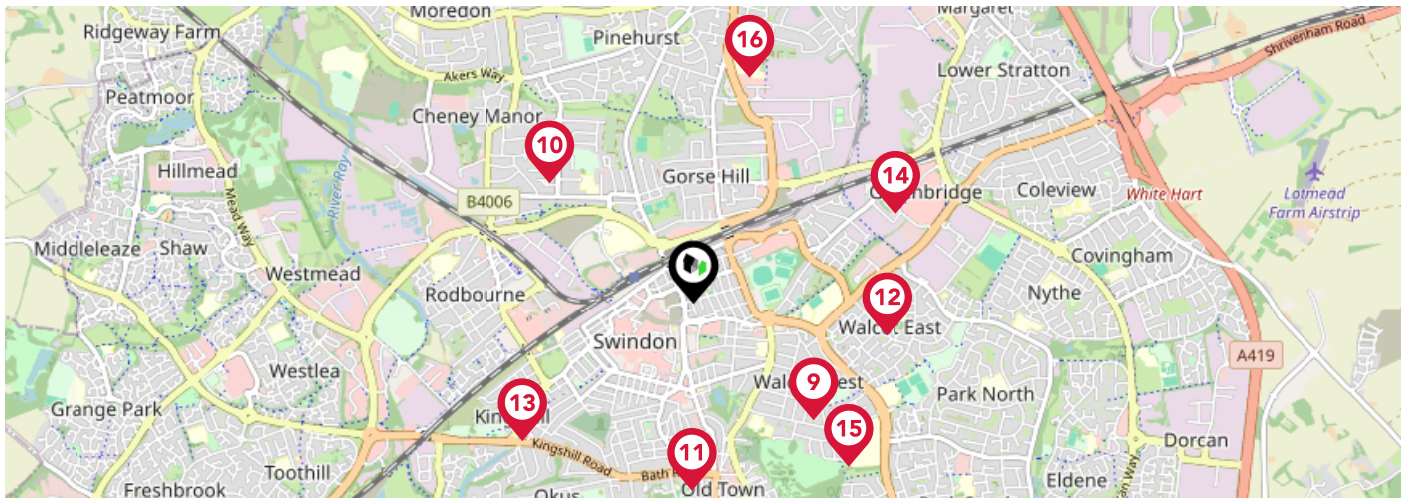
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	68 m ²



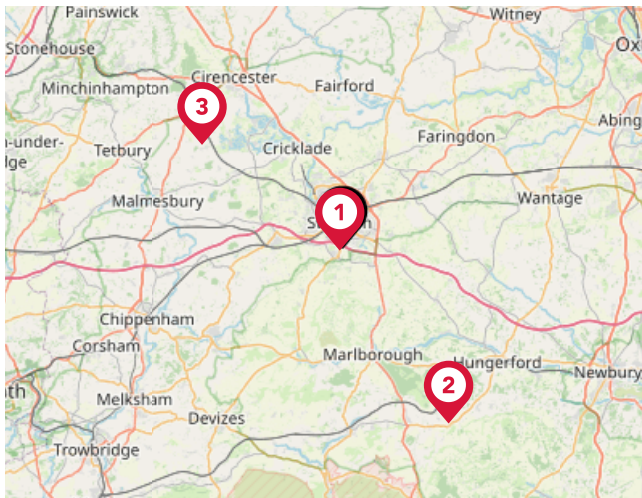
		Nursery	Primary	Secondary	College	Private
	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Lainesmead Primary School and Nursery</p> <p>Ofsted Rating: Good Pupils: 454 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Mary's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 397 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 King William Street Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Mountford Manor Primary School</p> <p>Ofsted Rating: Good Pupils: 254 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Robert Le Kyng Primary School</p> <p>Ofsted Rating: Good Pupils: 417 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Horizons College</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lawn Manor Academy</p> <p>Ofsted Rating: Requires Improvement Pupils: 805 Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Crowdys Hill School</p> <p>Ofsted Rating: Good Pupils: 230 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

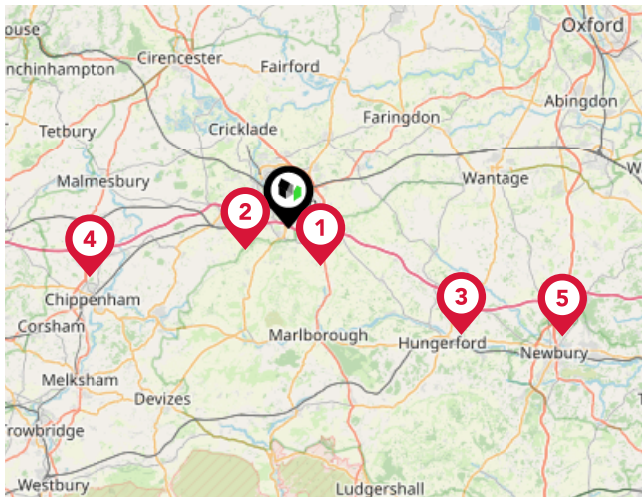
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.26 miles
2	Bedwyn Rail Station	15.06 miles
3	Kemble Rail Station	12.97 miles



Trunk Roads/Motorways

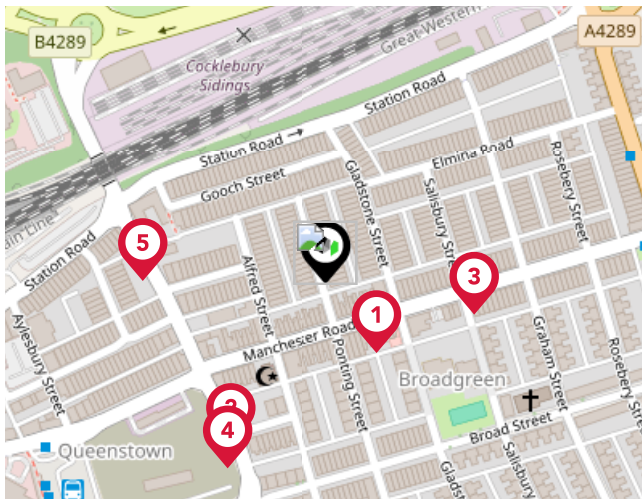
Pin	Name	Distance
1	M4 J15	3.56 miles
2	M4 J16	3.49 miles
3	M4 J14	14.95 miles
4	M4 J17	15.12 miles
5	M4 J13	21.66 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.82 miles
2	London Oxford Airport	27.24 miles
3	Southampton Airport	46.3 miles
4	Bristol International Airport	42 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gladstone Street	0.05 miles
2	Corporation Street	0.11 miles
3	Gladstone Street	0.09 miles
4	Corporation Street	0.12 miles
5	Armstrong Street	0.11 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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SALES & LETTINGS

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Valuation Office Agency

