

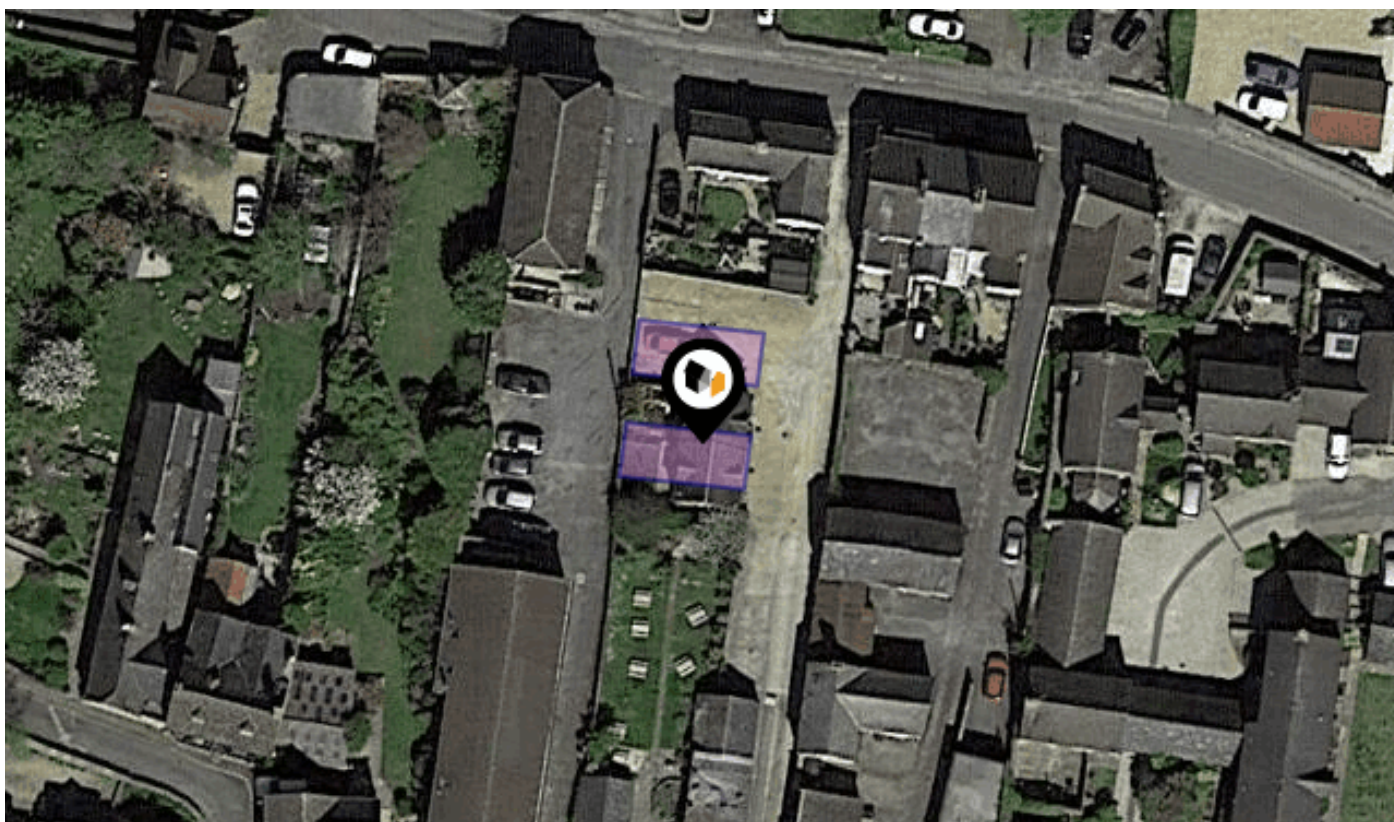


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 14<sup>th</sup> May 2024



**RED LION MEWS, HIGHWORTH, SWINDON, SN6**

**McFarlane Sales & Lettings Ltd**

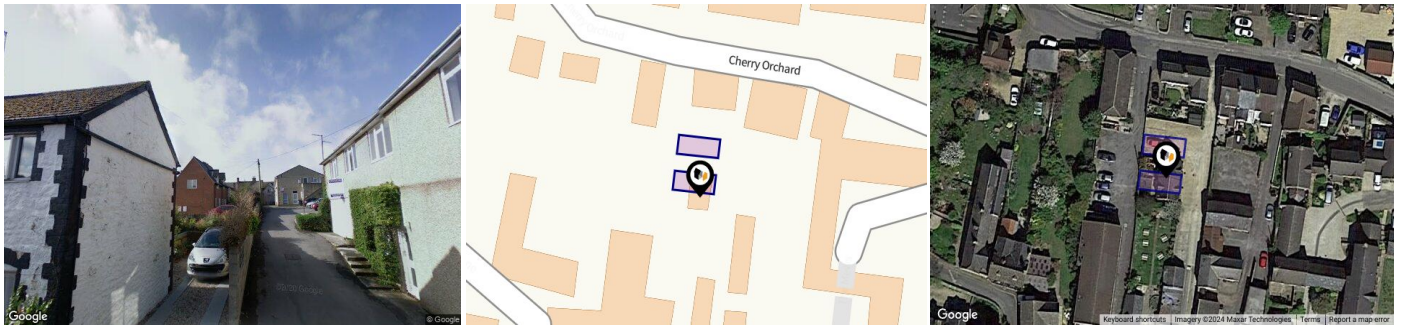
28-30 Wood Street Swindon SN1 4AB

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	505 ft <sup>2</sup> / 47 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,710		
<b>Title Number:</b>	WT207733		
<b>UPRN:</b>	100121123598		

## Local Area

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

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

<b>16</b> mb/s	<b>75</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Highworth, SN6

Energy rating

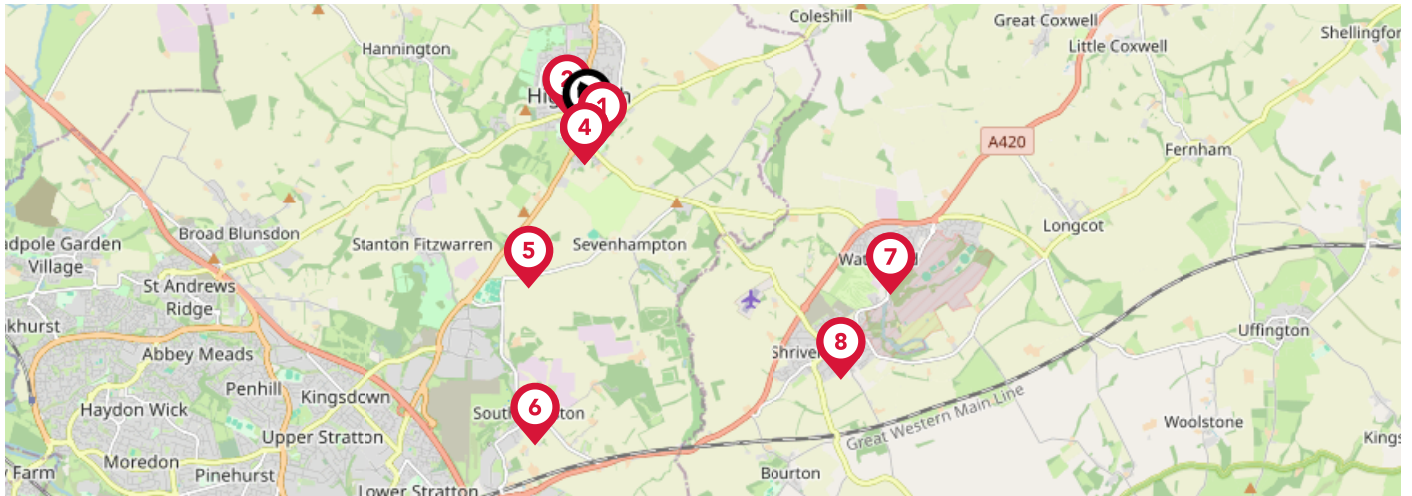
**C**

Valid until 13.12.2031

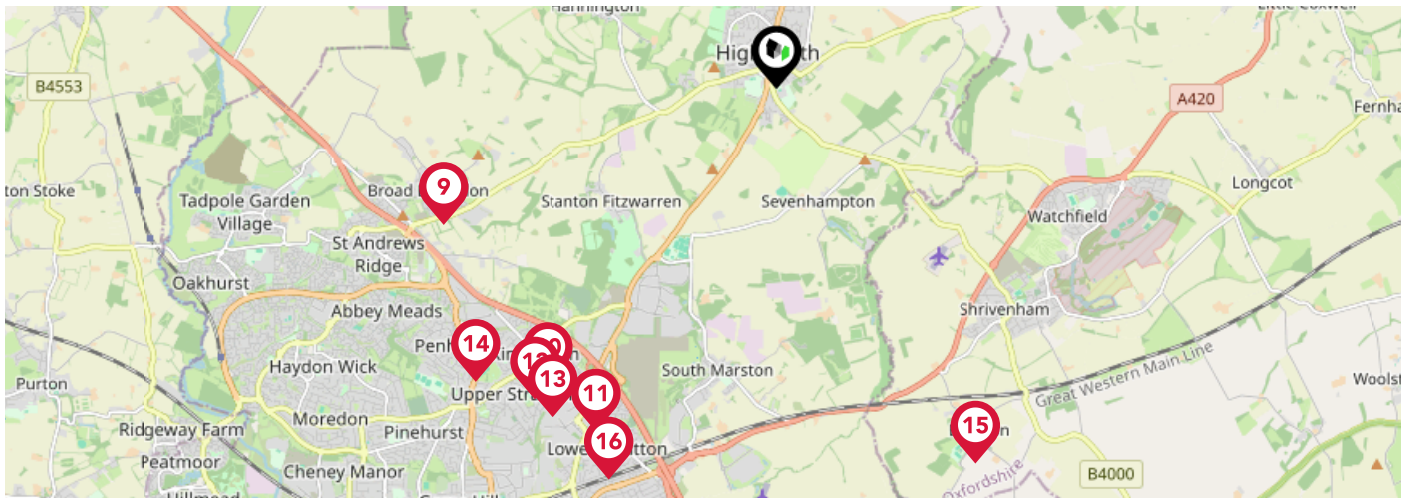
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	72   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<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>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	47 m <sup>2</sup>



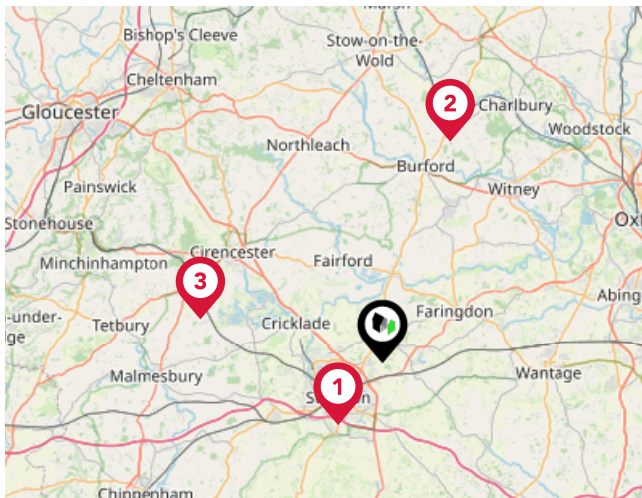
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Eastrop Infant School</b> Ofsted Rating: Good   Pupils: 169   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Westrop Primary &amp; Nursery School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Southfield Junior School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Highworth Warneford School</b> Ofsted Rating: Requires Improvement   Pupils: 905   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Maranatha Christian School</b> Ofsted Rating: Not Rated   Pupils: 56   Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>South Marston Church of England Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Watchfield Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Shriveham Church of England Controlled School</b> Ofsted Rating: Good   Pupils: 184   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Leonard's Church of England Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:3.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Kingsdown School</b> Ofsted Rating: Good   Pupils: 955   Distance:3.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Grange Infants' School</b> Ofsted Rating: Requires Improvement   Pupils: 262   Distance:3.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Catherine's Catholic Primary School, Swindon</b> Ofsted Rating: Good   Pupils: 213   Distance:3.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Ruskin Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 304   Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Luke's Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:3.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Pinewood School</b> Ofsted Rating: Not Rated   Pupils: 412   Distance:3.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Grange Junior School</b> Ofsted Rating: Inadequate   Pupils: 330   Distance:3.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

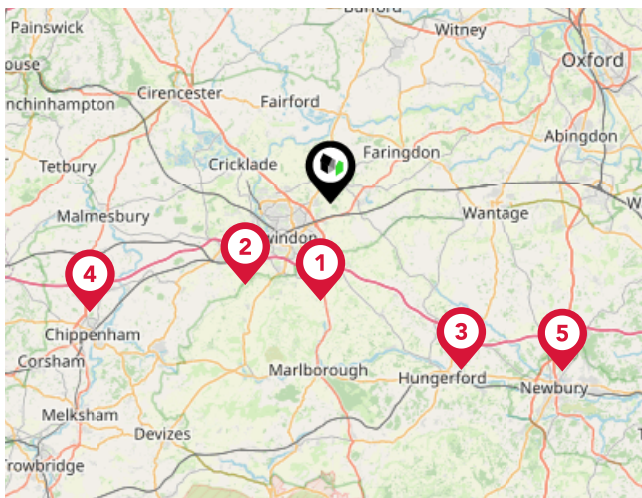
# Area

## Transport (National)



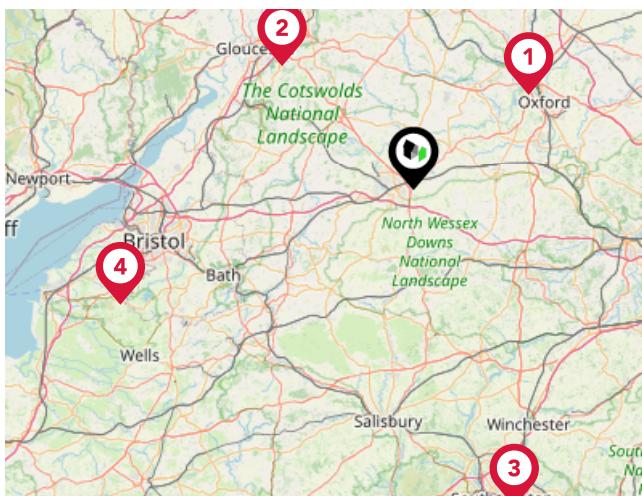
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	5.61 miles
2	Shipton Rail Station	16.95 miles
3	Kemble Rail Station	13.8 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	7.27 miles
2	M4 J16	8.6 miles
3	M4 J14	15.72 miles
4	M4 J17	19.45 miles
5	M4 J13	21.16 miles

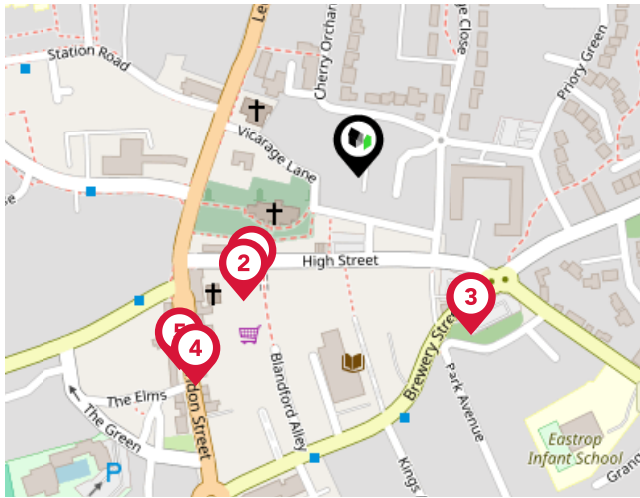


### Airports/HELIPADS

Pin	Name	Distance
1	London Oxford Airport	21.99 miles
2	Gloucestershire Airport	26.36 miles
3	Southampton Airport	49.49 miles
4	Bristol International Airport	46.32 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Highworth High Street	0.09 miles
2	Highworth High Street	0.1 miles
3	Brewery Street	0.11 miles
4	Swindon Street	0.15 miles
5	Swindon Street	0.15 miles



# McFarlane Sales & Lettings Ltd

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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:



# mcfarlane

SALES & LETTINGS

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Valuation Office Agency

