

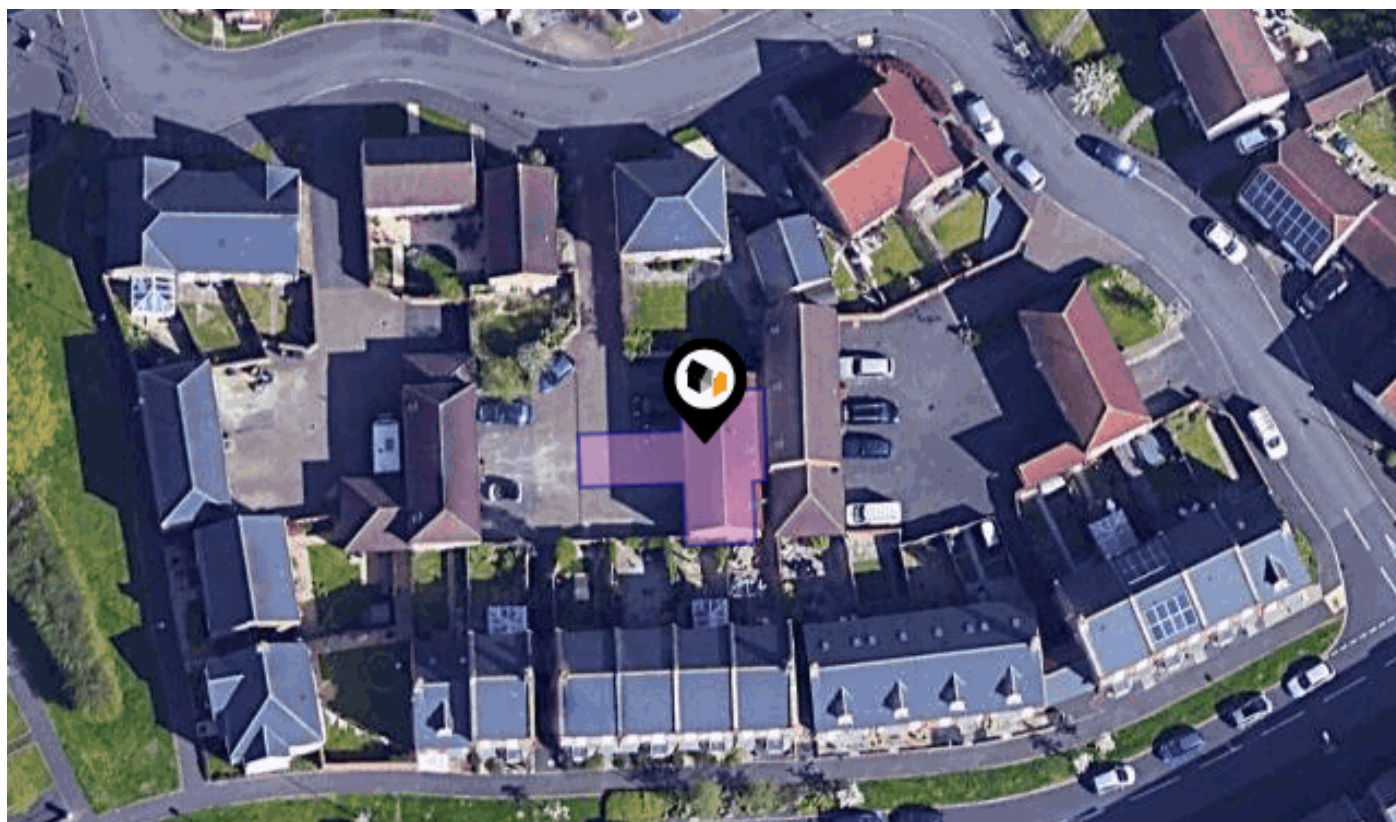


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 15th May 2024



LILIAN CLOSE, SWINDON, SN25

McFarlane Sales & Lettings Ltd

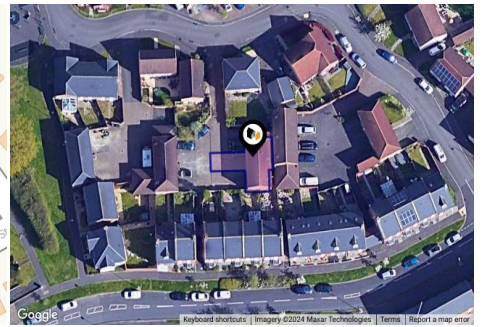
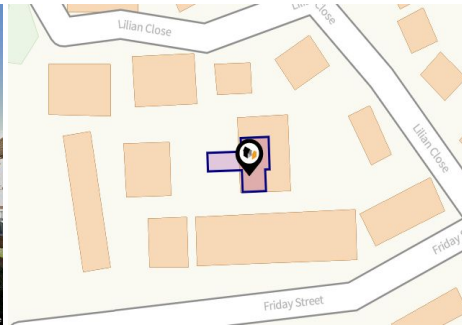
28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Detached	Last Sold £/ft²:	£166
Bedrooms:	2	Tenure:	Freehold
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.03 acres		
Year Built :	2010		
Council Tax :	Band C		
Annual Estimate:	£1,954		
Title Number:	WT286057		
UPRN:	10090043110		

Local Area

Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN25

Energy rating

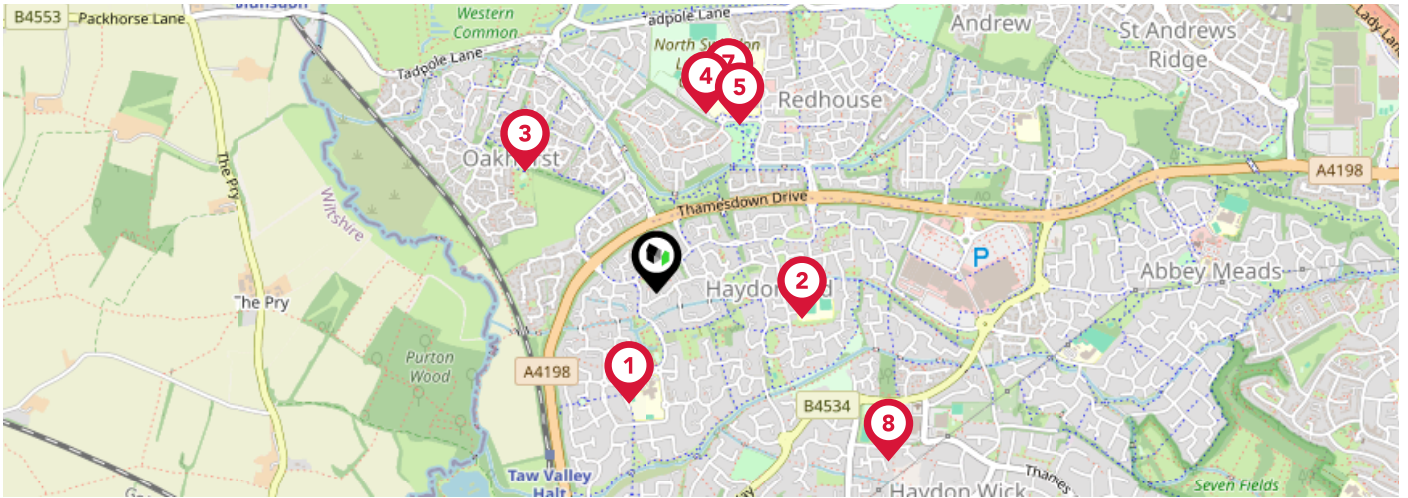
C

Valid until 22.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

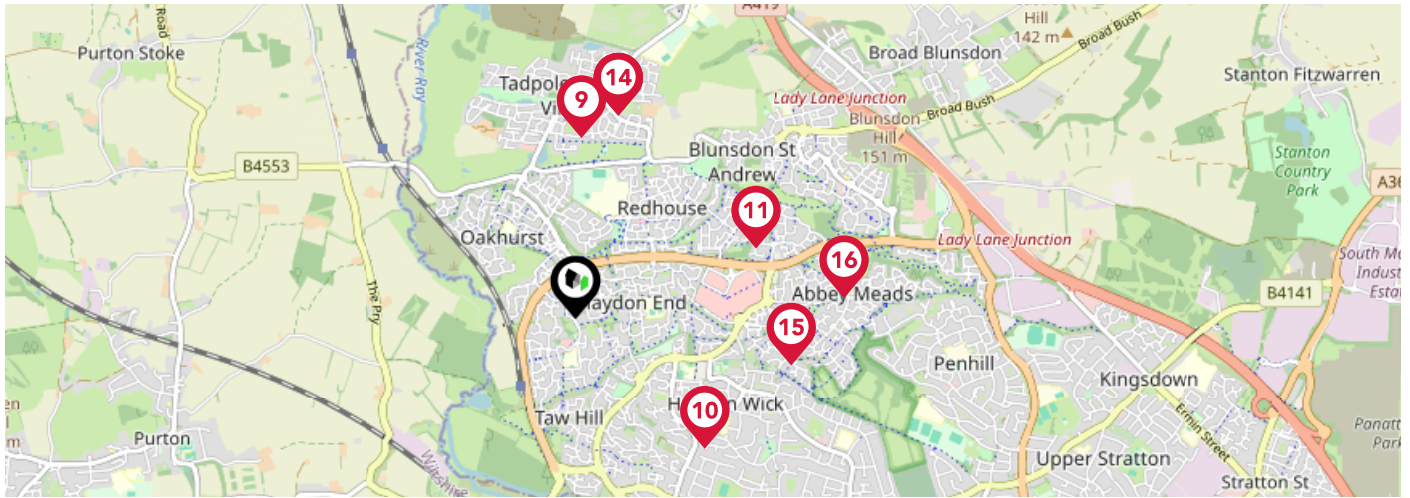
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	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:	To unheated space, insulated (assumed)
Total Floor Area:	69 m ²



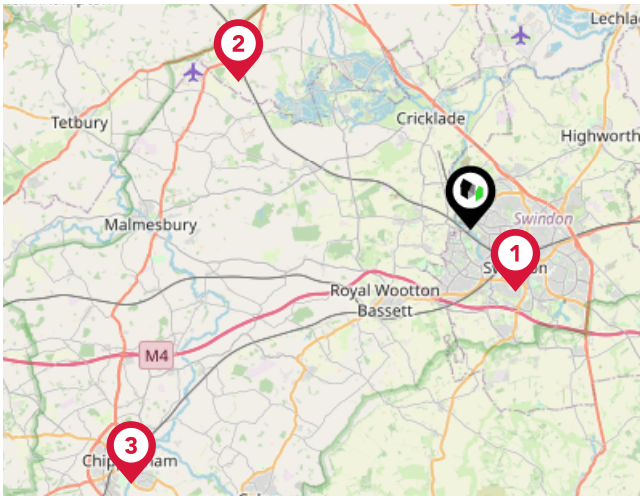
		Nursery	Primary	Secondary	College	Private
1	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



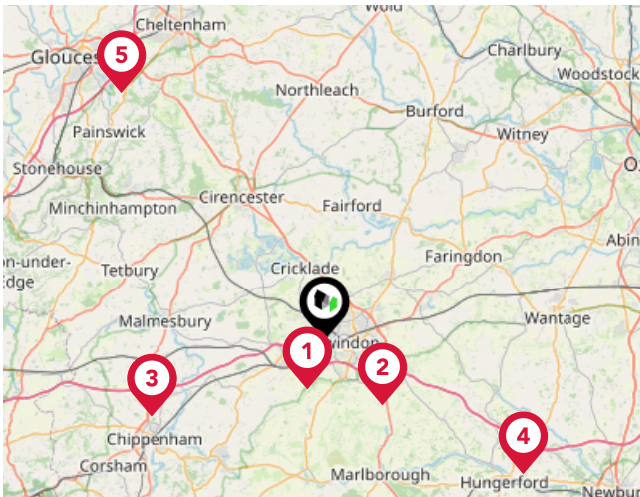
		Nursery	Primary	Secondary	College	Private
	Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance:0.84	<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:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Morris Primary School Ofsted Rating: Not Rated Pupils: 39 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Churchward School Ofsted Rating: Not Rated Pupils: 41 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Western Academy Ofsted Rating: Not Rated Pupils: 369 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catherine Wayte Primary School Ofsted Rating: Good Pupils: 417 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Meads Community Primary School Ofsted Rating: Good Pupils: 524 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



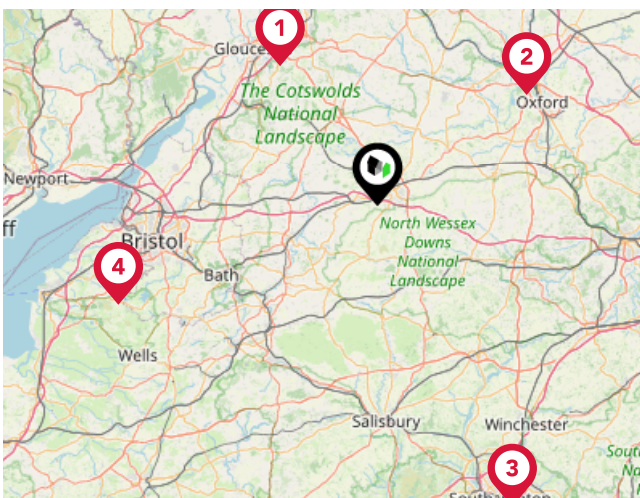
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.78 miles
2	Kemble Rail Station	10.16 miles
3	Chippenham Rail Station	15.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.88 miles
2	M4 J15	6.47 miles
3	M4 J17	14.05 miles
4	M4 J14	17.74 miles
5	M5 J11A	23.42 miles

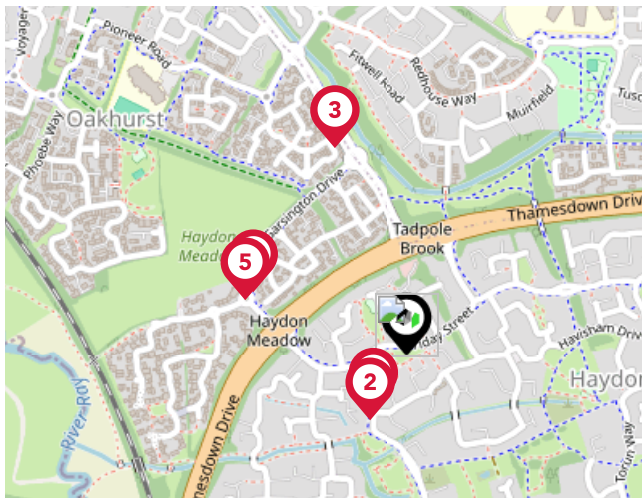


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	24.92 miles
2	London Oxford Airport	27.26 miles
3	Southampton Airport	49.09 miles
4	Bristol International Airport	40.93 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Friday Street	0.07 miles
2	Friday Street	0.08 miles
3	Hartington Road	0.25 miles
4	Garsington Drive	0.19 miles
5	Garsington Drive	0.2 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

