

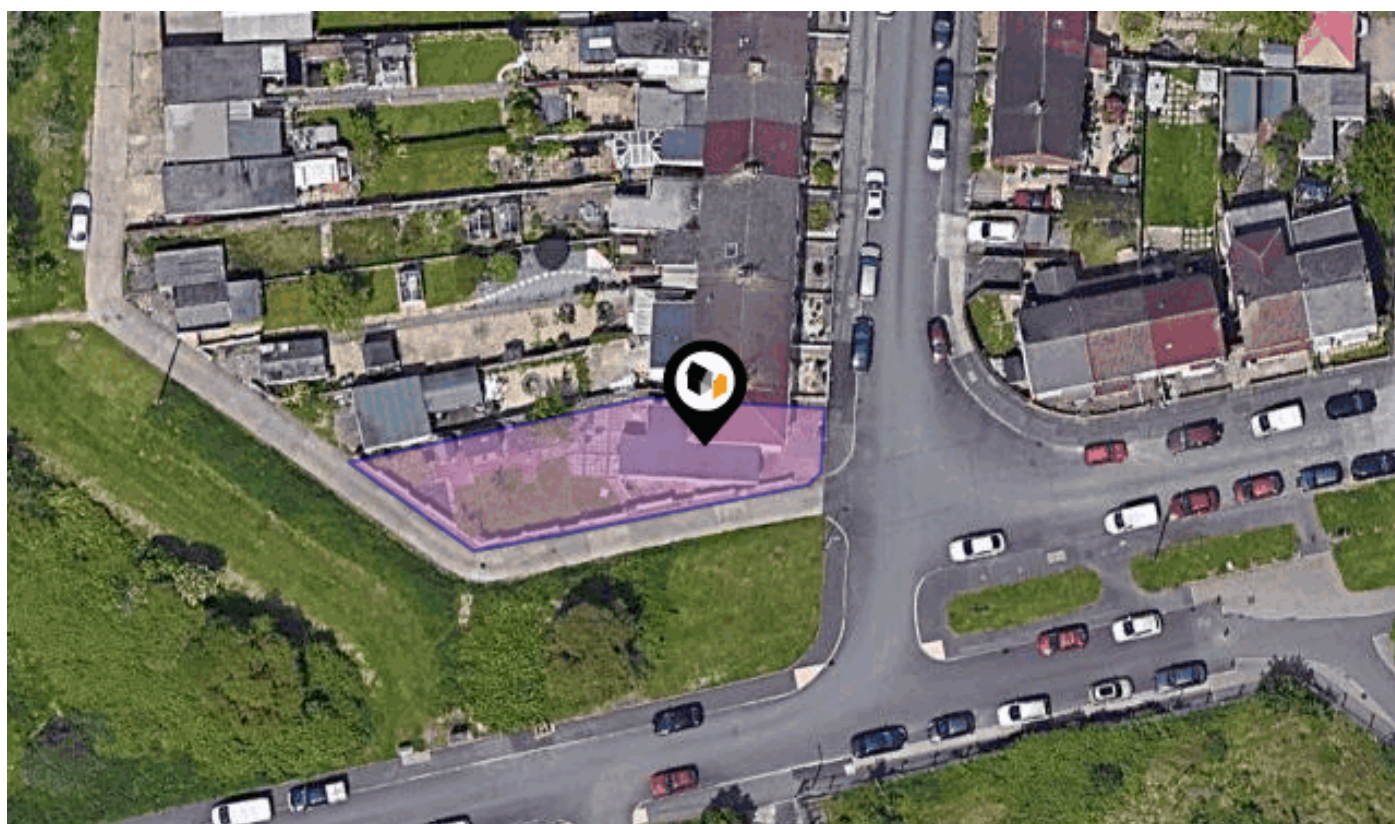


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 04th June 2024



COBDEN ROAD, SWINDON, SN2

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

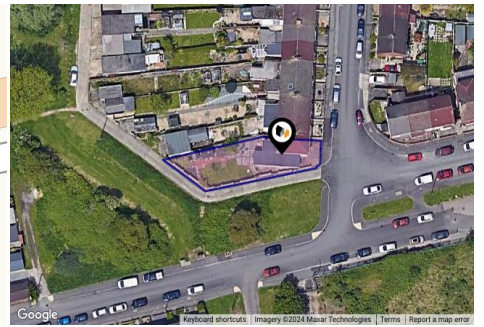
01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Property Overview



Property

| | |
|------------------|---|
| Type: | Terraced |
| Bedrooms: | 2 |
| Floor Area: | 731 ft ² / 68 m ² |
| Plot Area: | 0.08 acres |
| Year Built : | 1900-1929 |
| Council Tax : | Band B |
| Annual Estimate: | £1,710 |
| Title Number: | WT246095 |
| UPRN: | 100121124867 |

| | |
|-------------------------------|----------|
| Last Sold £/ft ² : | £136 |
| Tenure: | Freehold |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 11 mb/s | 71 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN2

Energy rating

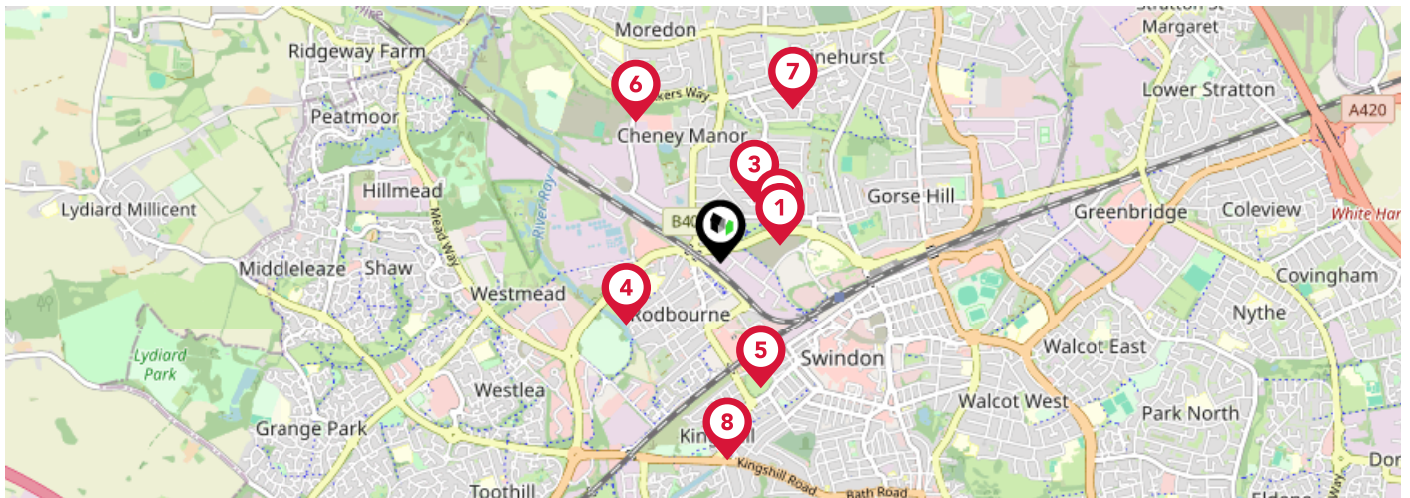
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Valid until 19.06.2032

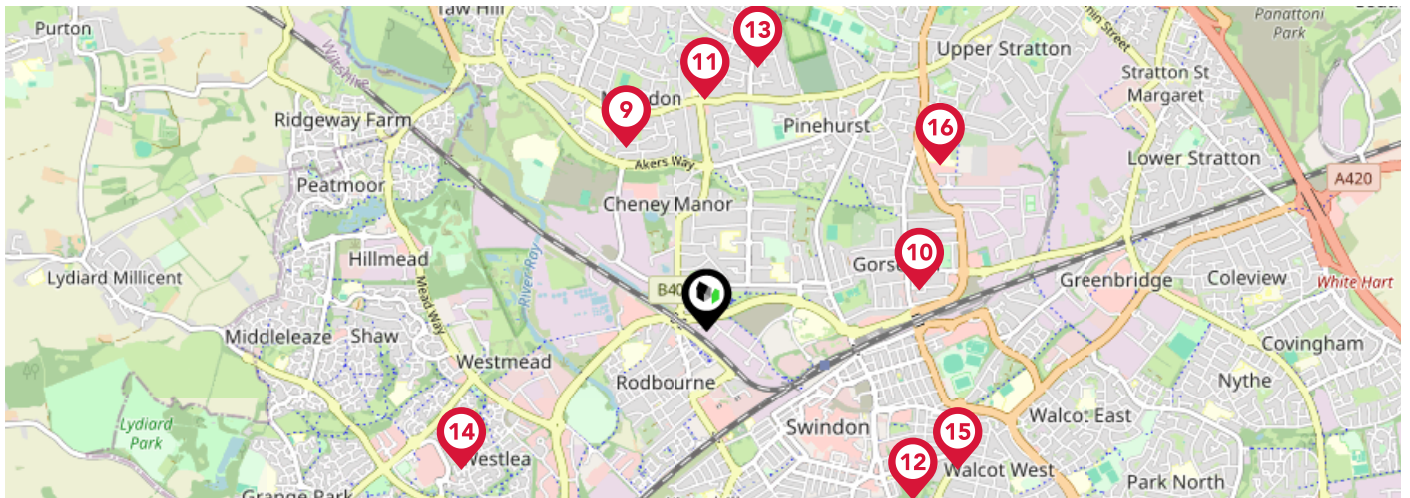
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (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: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Community scheme |
| Main Heating Controls: | Flat rate charging, programmer and room thermostat |
| Hot Water System: | Community scheme |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 80% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 68 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:0.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



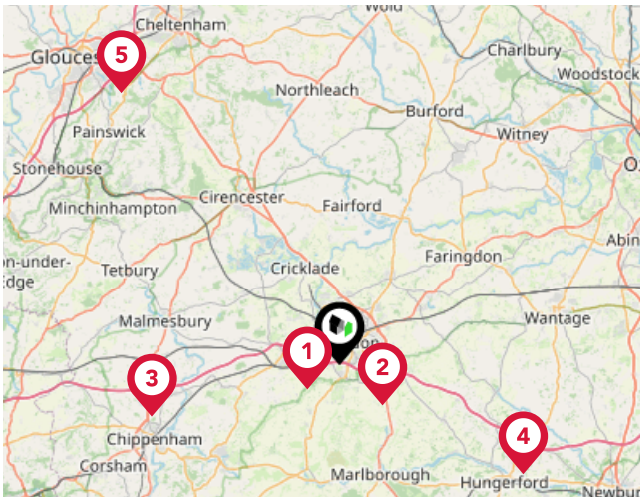
| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:1.07 | <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:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:1.29 | <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:1.32 | <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:1.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



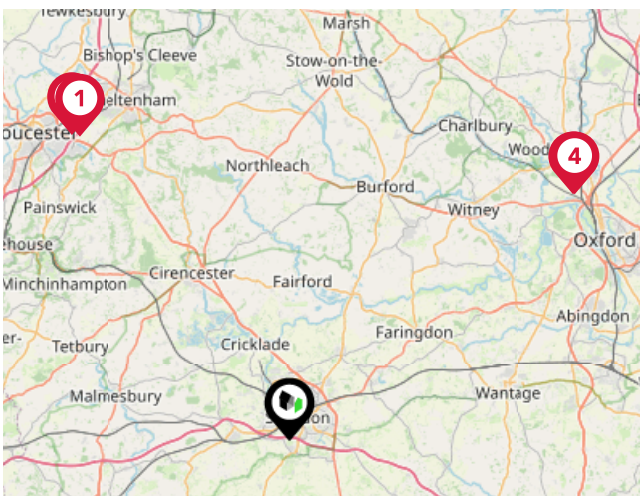
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Swindon Rail Station | 0.62 miles |
| 2 | Swindon Rail Station | 0.64 miles |
| 3 | Swindon Rail Station | 0.66 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M4 J16 | 2.92 miles |
| 2 | M4 J15 | 4.32 miles |
| 3 | M4 J17 | 14.4 miles |
| 4 | M4 J14 | 15.79 miles |
| 5 | M5 J11A | 25.6 miles |

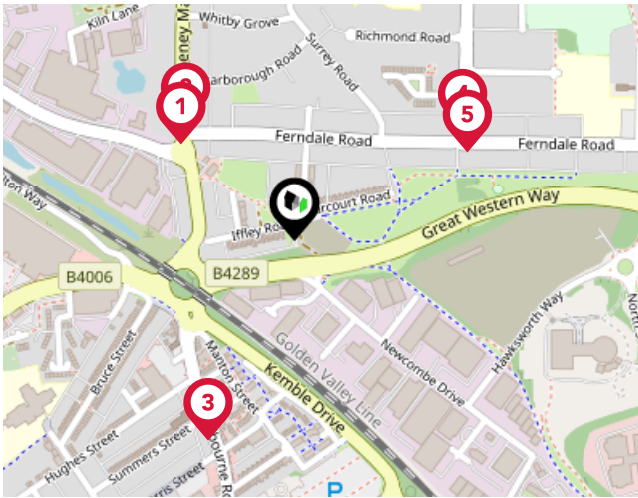


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Gloucestershire Airport | 27.13 miles |
| 2 | Gloucestershire Airport | 27.66 miles |
| 3 | London Oxford Airport | 27.66 miles |
| 4 | London Oxford Airport | 27.7 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Scarborough Road | 0.17 miles |
| 2 | Scarborough Road | 0.18 miles |
| 3 | Summers Street | 0.25 miles |
| 4 | Wiltshire Avenue | 0.23 miles |
| 5 | Wiltshire Avenue | 0.22 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

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

