

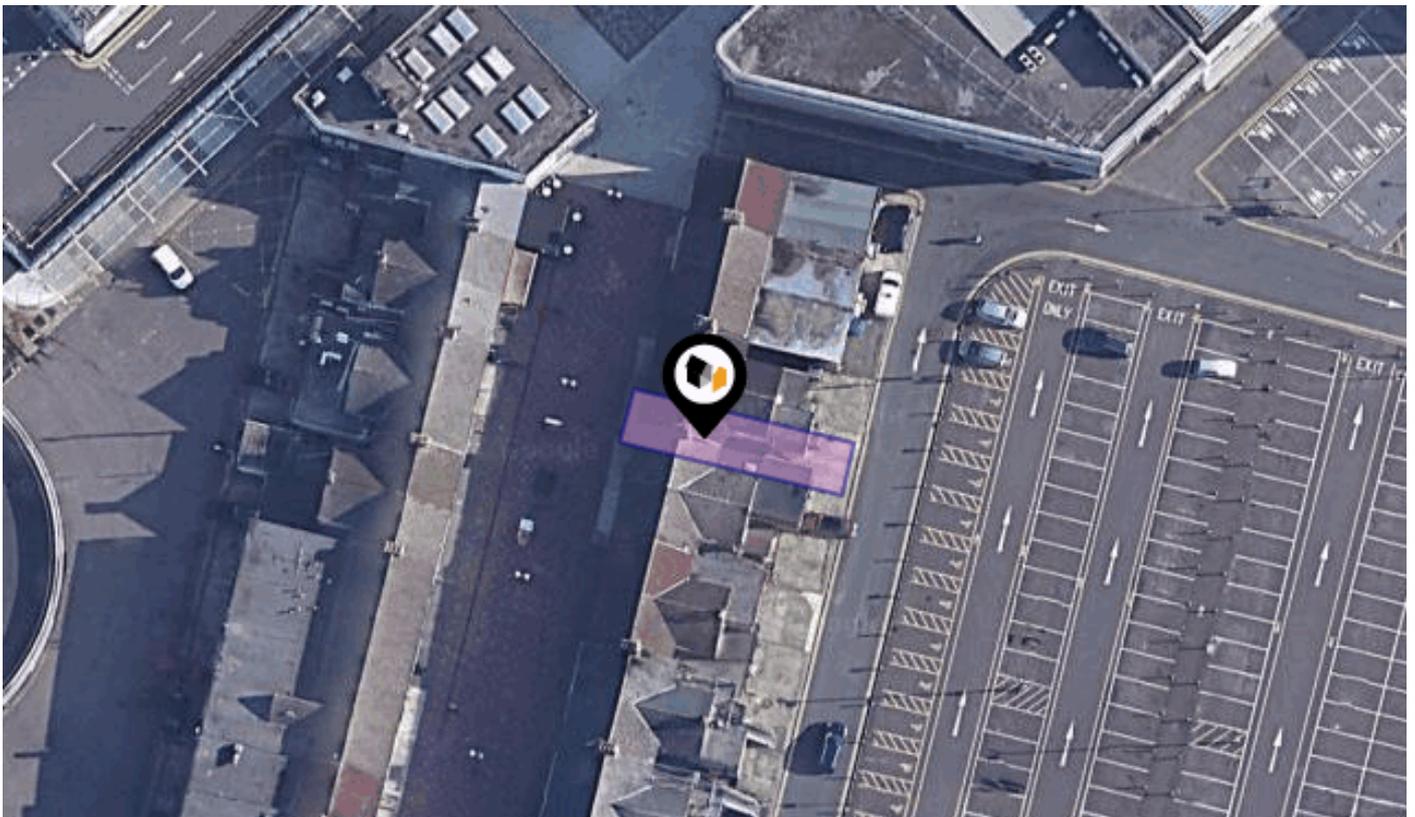


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 05th June 2024



HAVELOCK STREET, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

| | |
|-------------------------|---|
| Type: | Flat / Maisonette |
| Bedrooms: | 1 |
| Floor Area: | 548 ft ² / 51 m ² |
| Plot Area: | 0.02 acres |
| Year Built : | 1900-1929 |
| Council Tax : | Band A |
| Annual Estimate: | £1,465 |
| Title Number: | WT450320 |
| UPRN: | 100121136482 |

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)

17
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN1

Energy rating

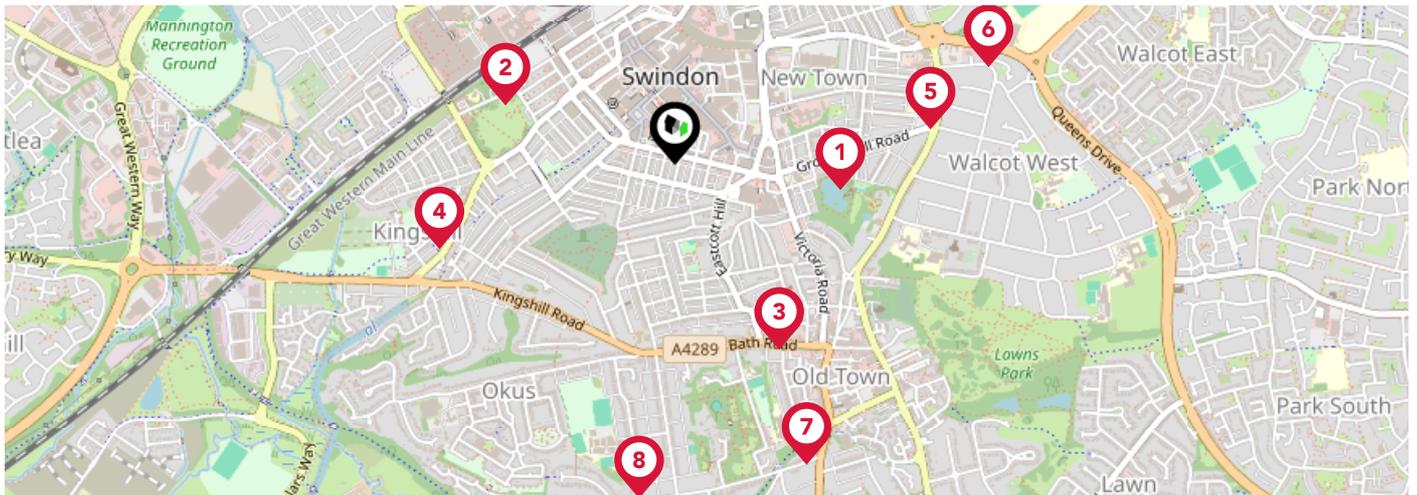
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Valid until 05.11.2031

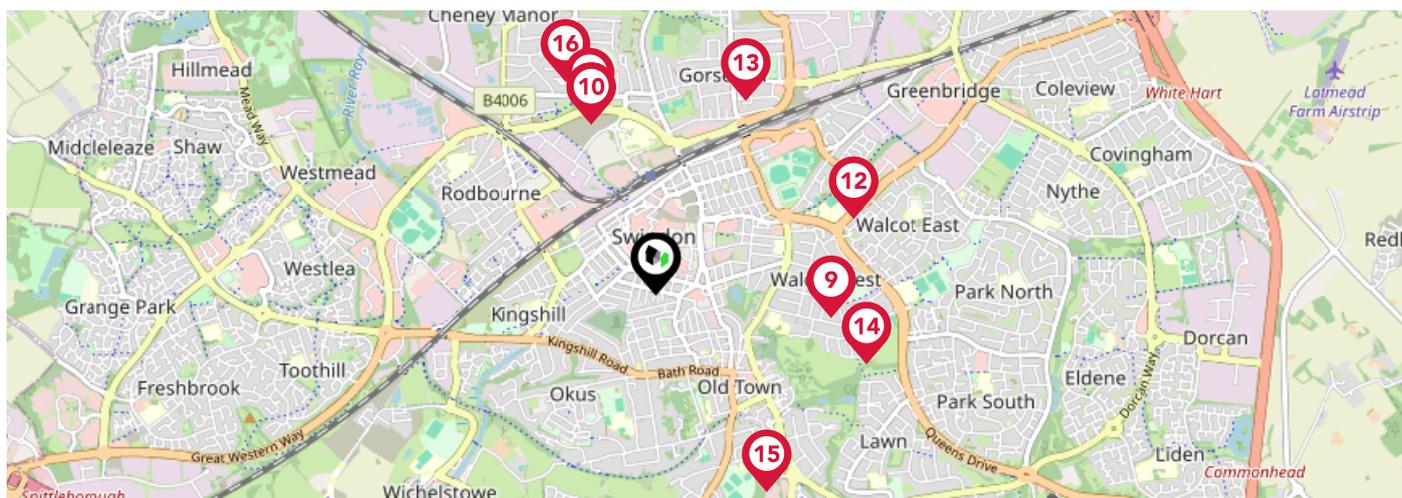
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 c |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Maisonette |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 01 |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Programmer and appliance thermostats |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 51 m ² |

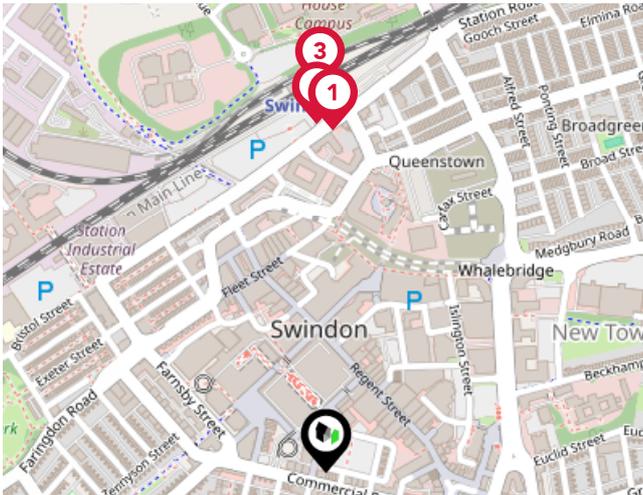


| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 Holy Road Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 The Commonwealth School Ofsted Rating: Good Pupils: 1386 Distance:0.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



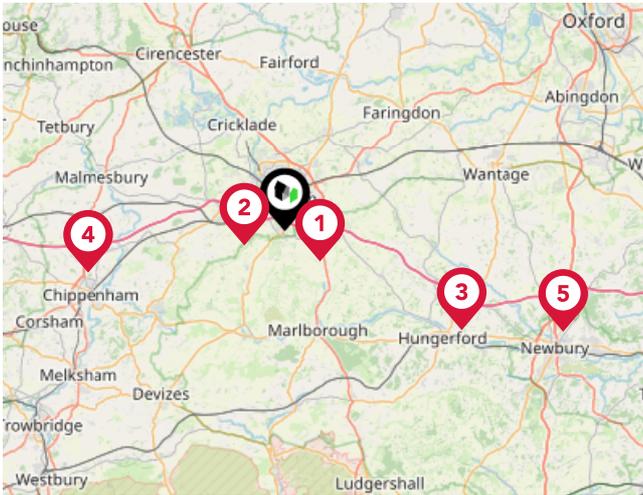
| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Lainesmead Primary School and Nursery</p> <p>Ofsted Rating: Good Pupils: 454 Distance:0.81</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 EOTAS Swindon</p> <p>Ofsted Rating: Good Pupils: 88 Distance:0.85</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Ferndale Primary School & Nursery</p> <p>Ofsted Rating: Good Pupils: 508 Distance:0.91</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 St Joseph's Catholic College</p> <p>Ofsted Rating: Good Pupils: 1306 Distance:0.97</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Gorse Hill Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.99</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Lawn Manor Academy</p> <p>Ofsted Rating: Requires Improvement Pupils: 805 Distance:1.01</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 The Croft Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 414 Distance:1.04</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 St Mary's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 397 Distance:1.07</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



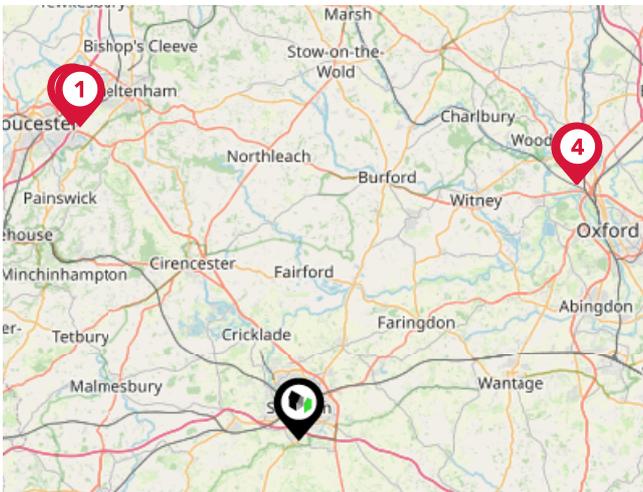
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Swindon Rail Station | 0.39 miles |
| 2 | Swindon Rail Station | 0.4 miles |
| 3 | Swindon Rail Station | 0.44 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J15 | 3.42 miles |
| 2 | M4 J16 | 3.1 miles |
| 3 | M4 J14 | 14.94 miles |
| 4 | M4 J17 | 14.79 miles |
| 5 | M4 J13 | 21.74 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Gloucestershire Airport | 28.04 miles |
| 2 | Gloucestershire Airport | 28.57 miles |
| 3 | London Oxford Airport | 27.72 miles |
| 4 | London Oxford Airport | 27.74 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Commercial Road | 0.06 miles |
| 2 | Farnsby Street | 0.14 miles |
| 3 | Crombey Street | 0.16 miles |
| 4 | Fleming Way | 0.22 miles |
| 5 | Farnsby Street | 0.16 miles |

McFarlane Sales & Lettings Ltd

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UK Government

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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

