

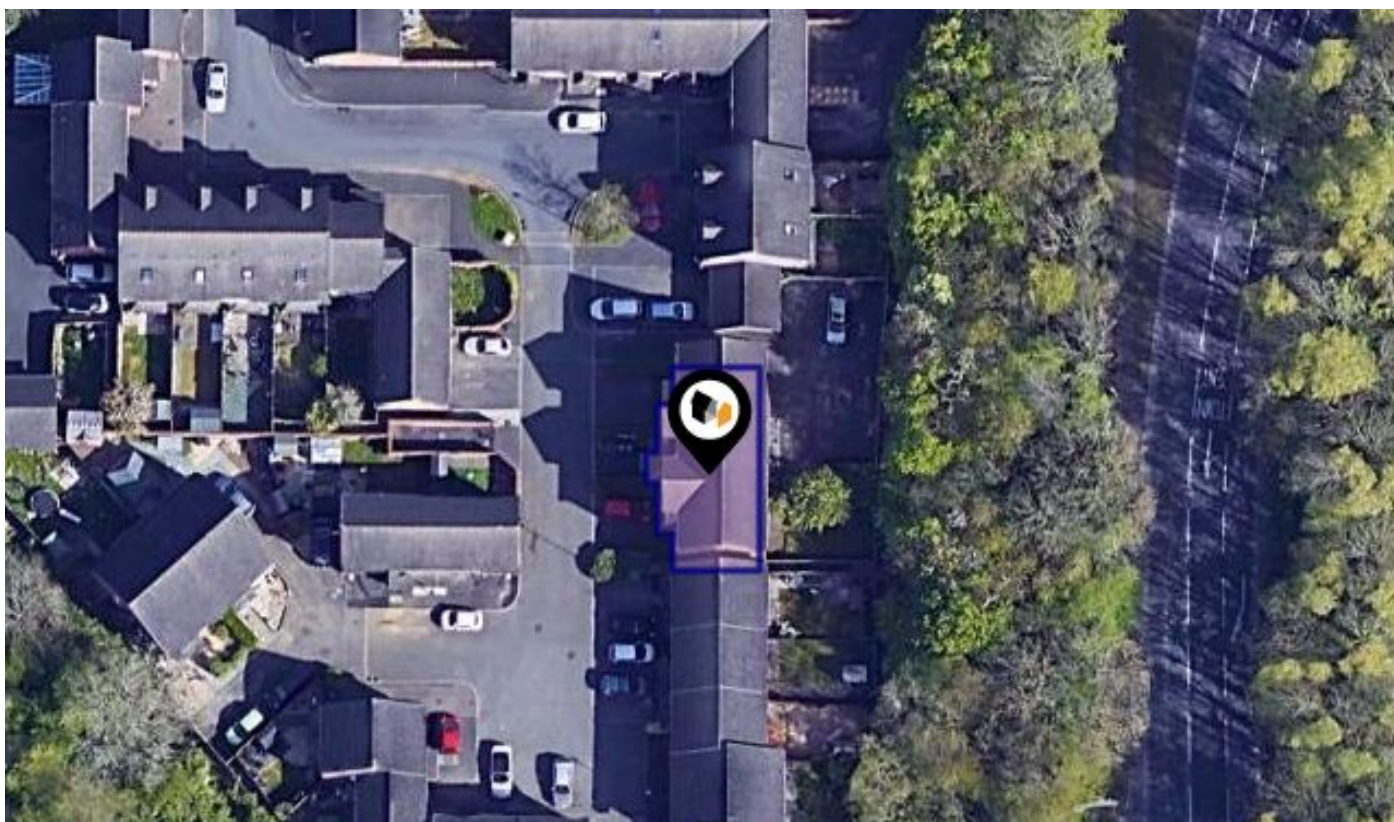


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 11th June 2024



CARTER CLOSE, SWINDON, SN25

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

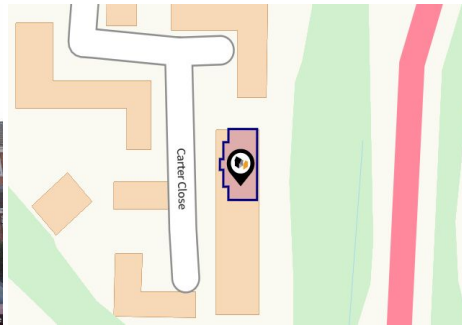
01793 611841

tom@mcfarlaneproperty.com

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	28/06/2001
Floor Area:	667 ft ² / 62 m ²	End Date:	01/01/2999
Plot Area:	0.04 acres	Lease Term:	999 years from 1 January 2000
Year Built :	2001	Term Remaining:	975 years
Council Tax :	Band B		
Annual Estimate:	£1,710		
Title Number:	WT203712		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	65 mb/s	1000 mb/s

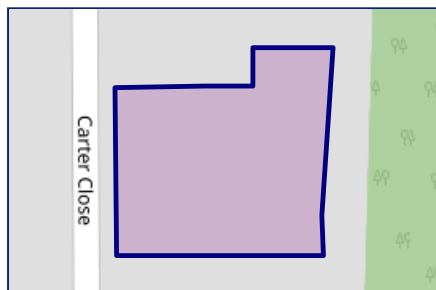
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

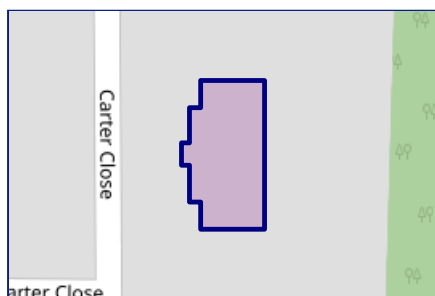


Freehold Title Plan



WT207014

Leasehold Title Plan



WT203712

Start Date: 28/06/2001
End Date: 01/01/2999
Lease Term: 999 years from 1 January 2000
Term Remaining: 975 years

Property EPC - Certificate

SN25

Energy rating

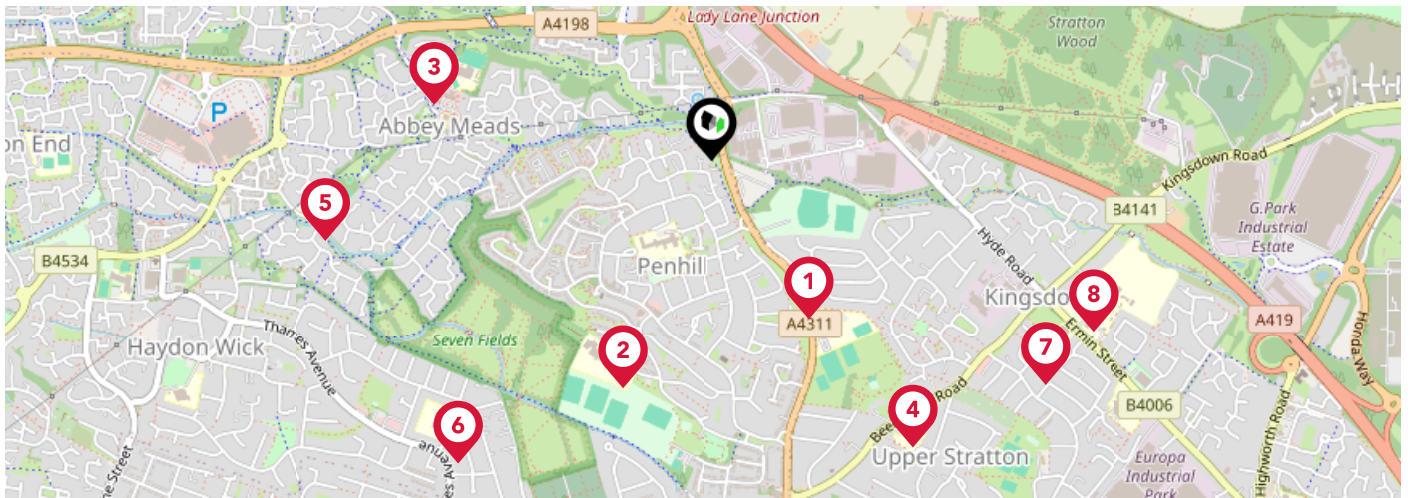
C

Valid until 12.12.2032

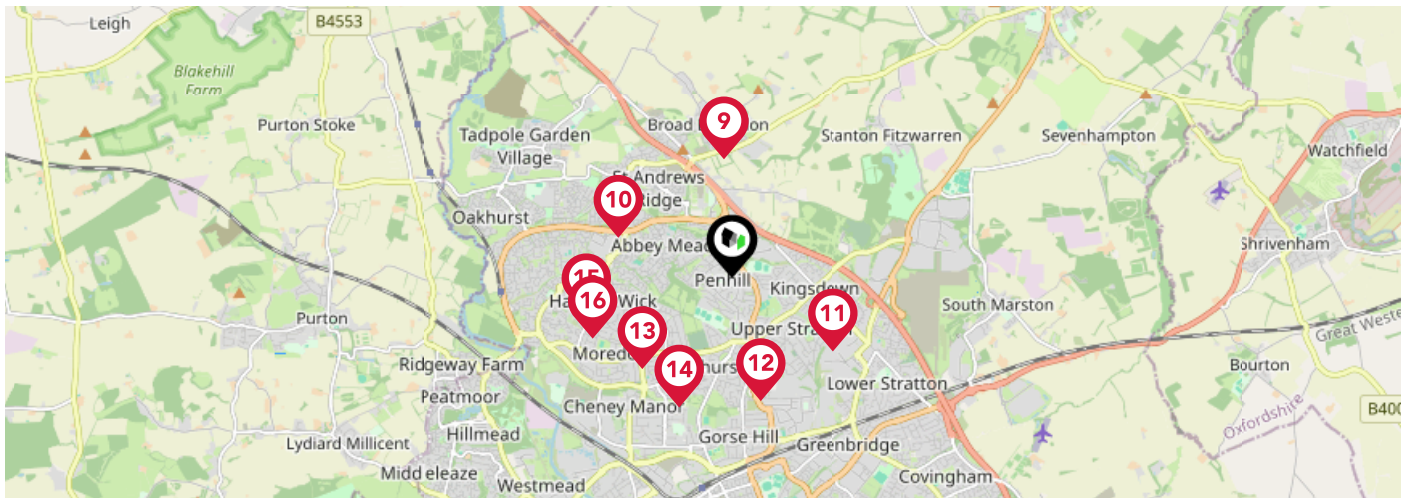
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	62 m ²



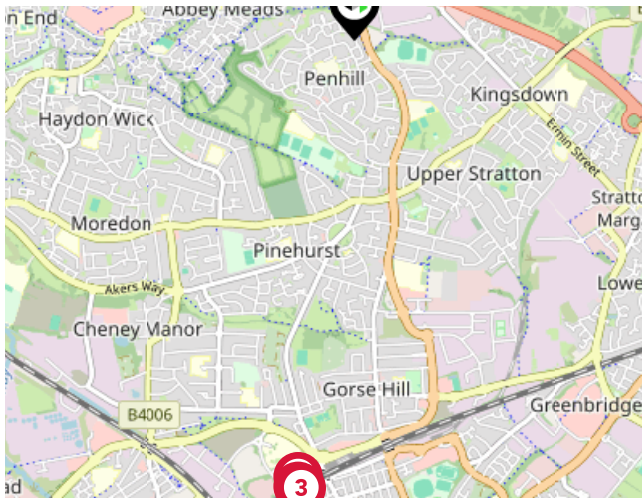
		Nursery	Primary	Secondary	College	Private
1	St Luke's Academy Ofsted Rating: Good Pupils: 72 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Seven Fields Primary School Ofsted Rating: Requires Improvement Pupils: 336 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Abbey Meads Community Primary School Ofsted Rating: Good Pupils: 524 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beechcroft Infant School Ofsted Rating: Good Pupils: 242 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Catherine Wayte 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"/>
6	Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Catherine's Catholic Primary School, Swindon Ofsted Rating: Good Pupils: 213 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingsdown School Ofsted Rating: Good Pupils: 955 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Leonard's Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.09	<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:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ruskin Junior School Ofsted Rating: Requires Improvement Pupils: 304 Distance:1.15	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:1.39	<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:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

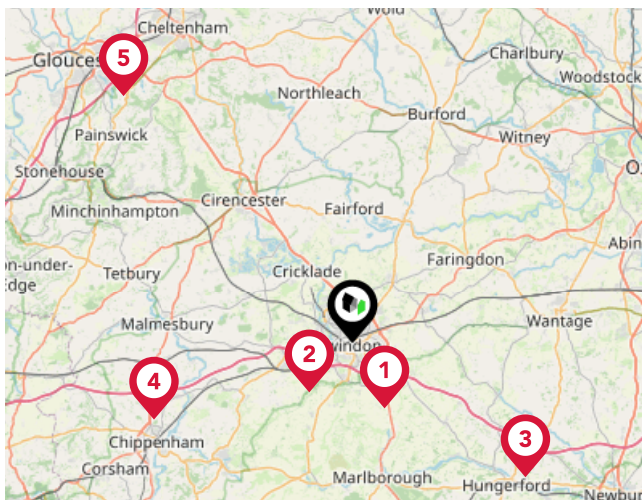
Area

Transport (National)



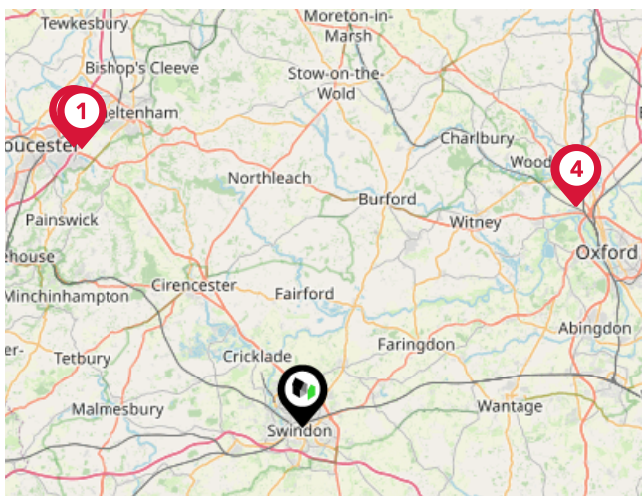
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.2 miles
2	Swindon Rail Station	2.24 miles
3	Swindon Rail Station	2.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	5.41 miles
2	M4 J16	4.82 miles
3	M4 J14	16.2 miles
4	M4 J17	15.77 miles
5	M5 J11A	24.68 miles

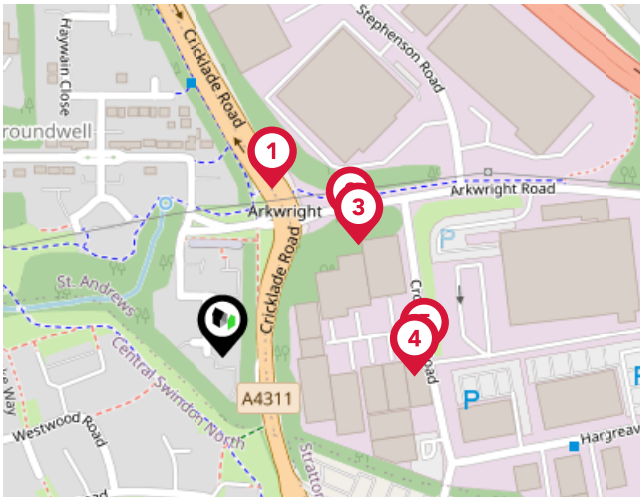


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	26.07 miles
2	Gloucestershire Airport	26.62 miles
3	London Oxford Airport	25.8 miles
4	London Oxford Airport	25.83 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Groundwell West	0.1 miles
2	Arkwright Road	0.1 miles
3	Arkwright Road	0.1 miles
4	Scotts Way	0.11 miles
5	Scotts Way	0.12 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

