

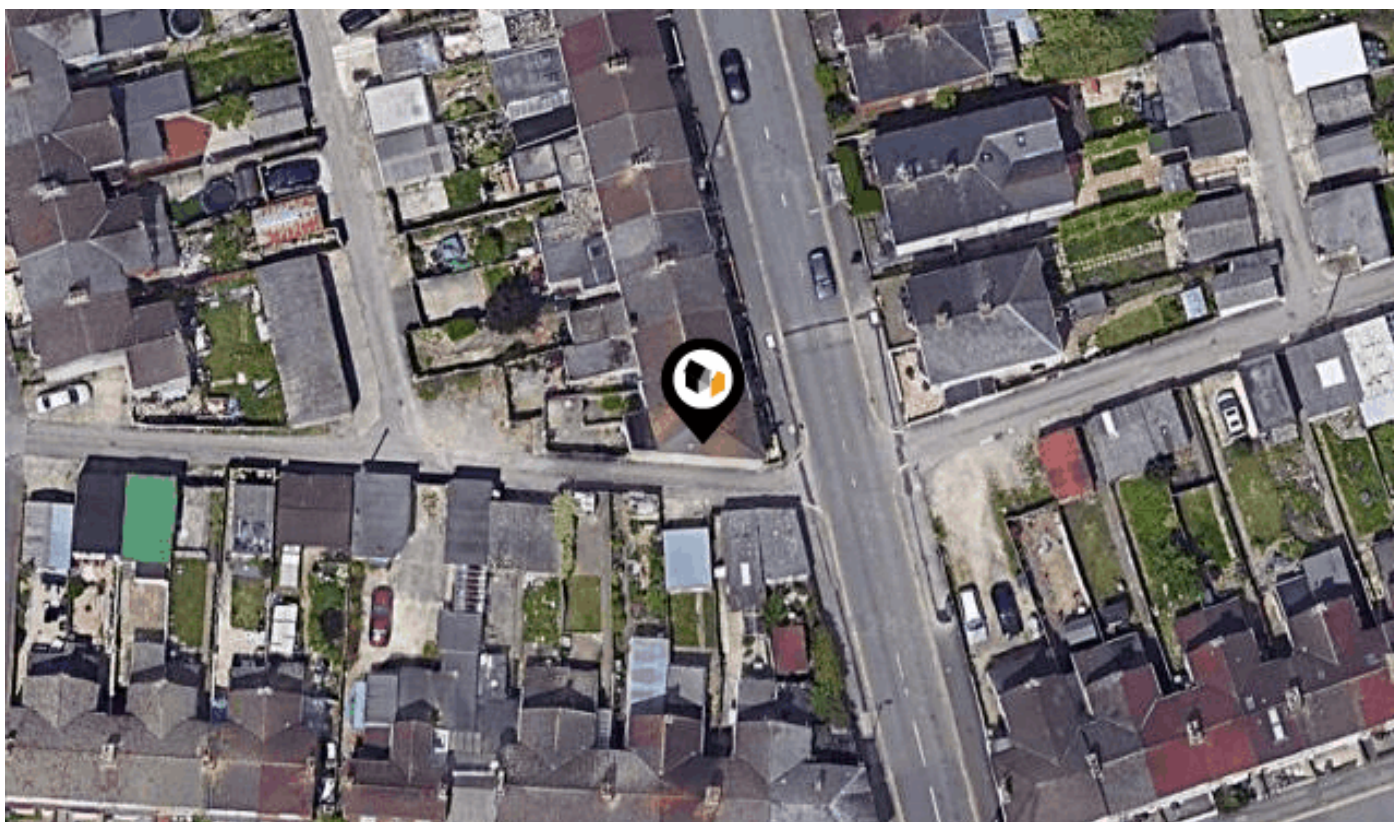


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 17th June 2024



ST MARYS GROVE, GORSE HILL, SWINDON, SN2

McFarlane Sales & Lettings Ltd

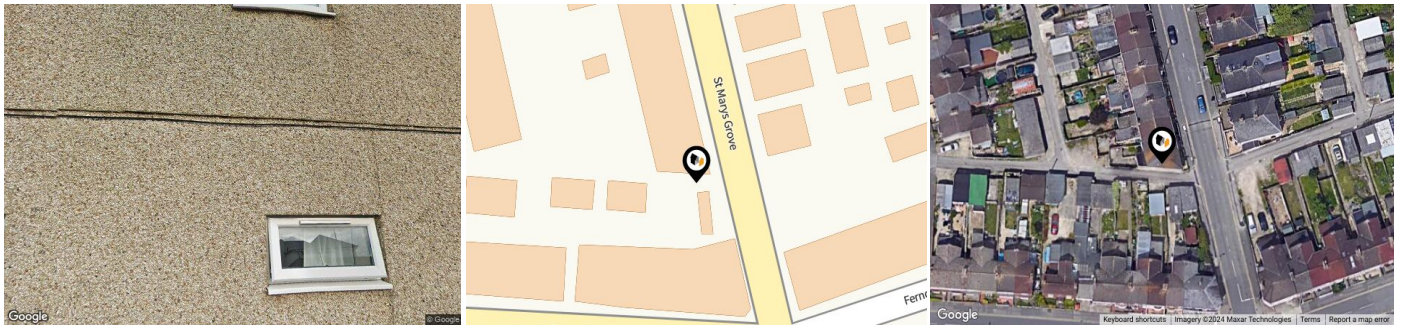
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

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Property

Type:	Property Shell
Bedrooms:	1
Floor Area:	322 ft ² / 30 m ²
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,465

Local Area

Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

GORSE HILL, SWINDON, SN2

Energy rating

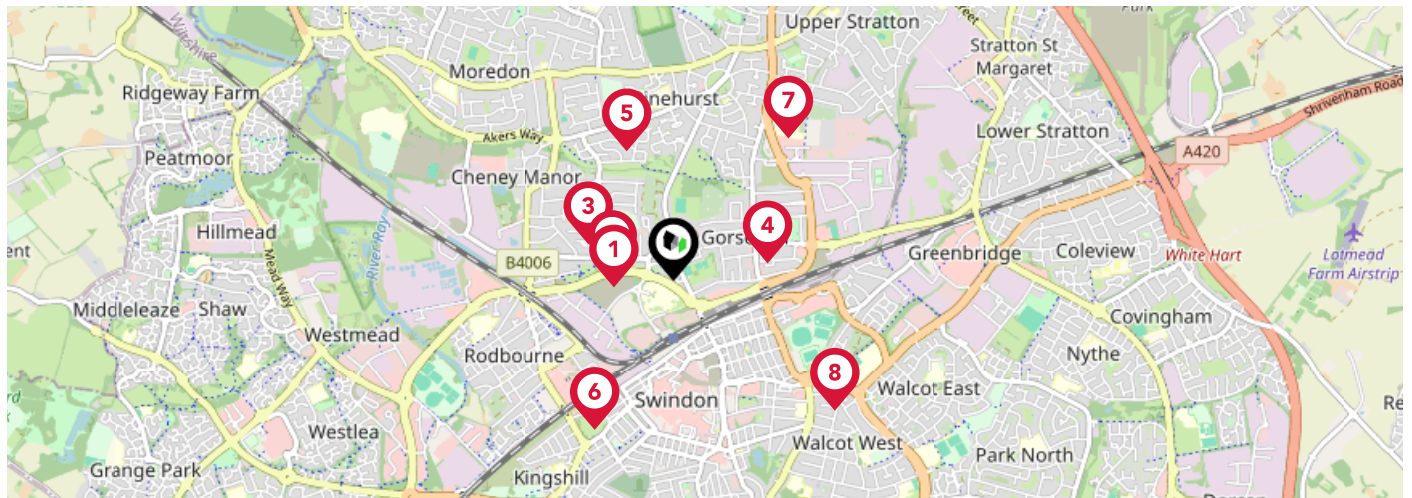
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Valid until 05.11.2030

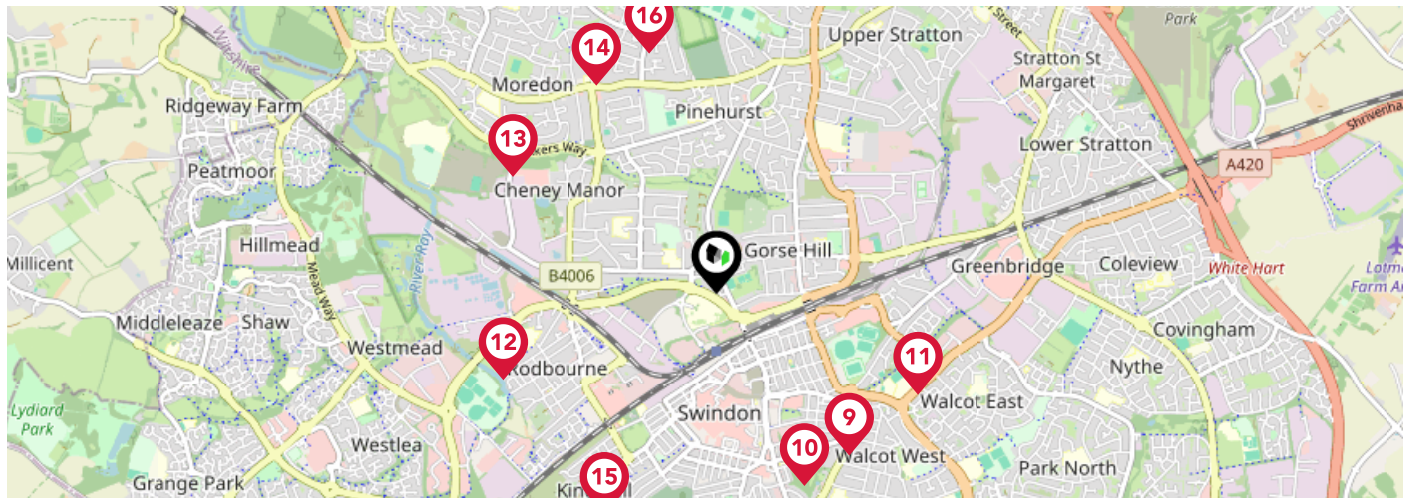
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
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:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	30 m ²

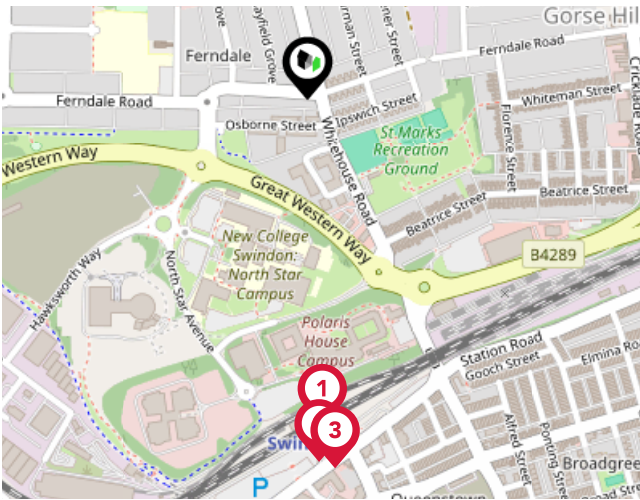


		Nursery	Primary	Secondary	College	Private
1	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.28	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Crowdys Hill School Ofsted Rating: Good Pupils: 230 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



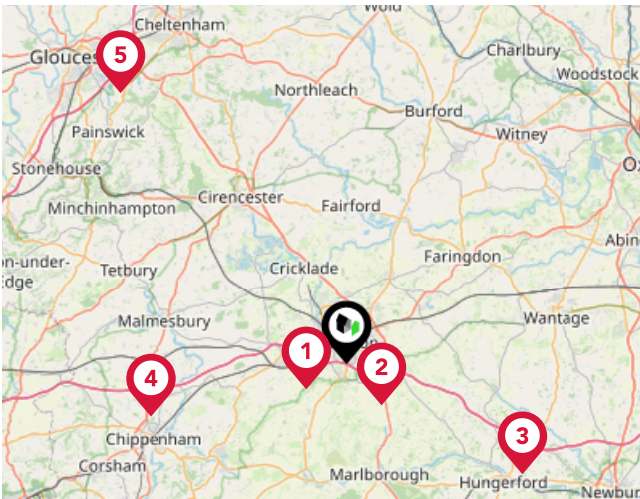
	Nursery	Primary	Secondary	College	Private
 Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:1.08	<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:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:1.14	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



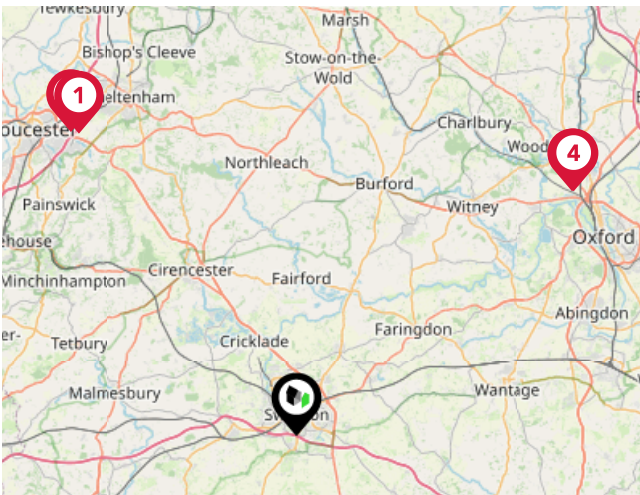
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.38 miles
2	Swindon Rail Station	0.42 miles
3	Swindon Rail Station	0.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.43 miles
2	M4 J15	4.03 miles
3	M4 J14	15.38 miles
4	M4 J17	14.95 miles
5	M5 J11A	25.86 miles

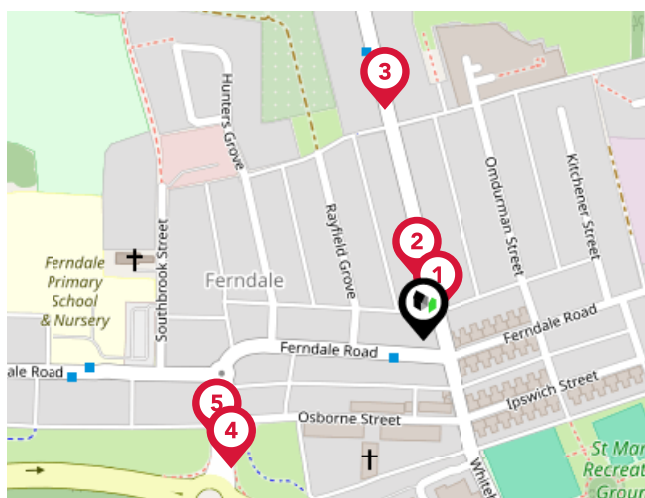


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.35 miles
2	Gloucestershire Airport	27.89 miles
3	London Oxford Airport	27.18 miles
4	London Oxford Airport	27.21 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bradleys Corner	0.02 miles
2	Bradleys Corner	0.03 miles
3	St Mary's Grove	0.13 miles
4	North Star Roundabout	0.13 miles
5	North Star Roundabout	0.13 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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SALES & LETTINGS

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Valuation Office Agency

