

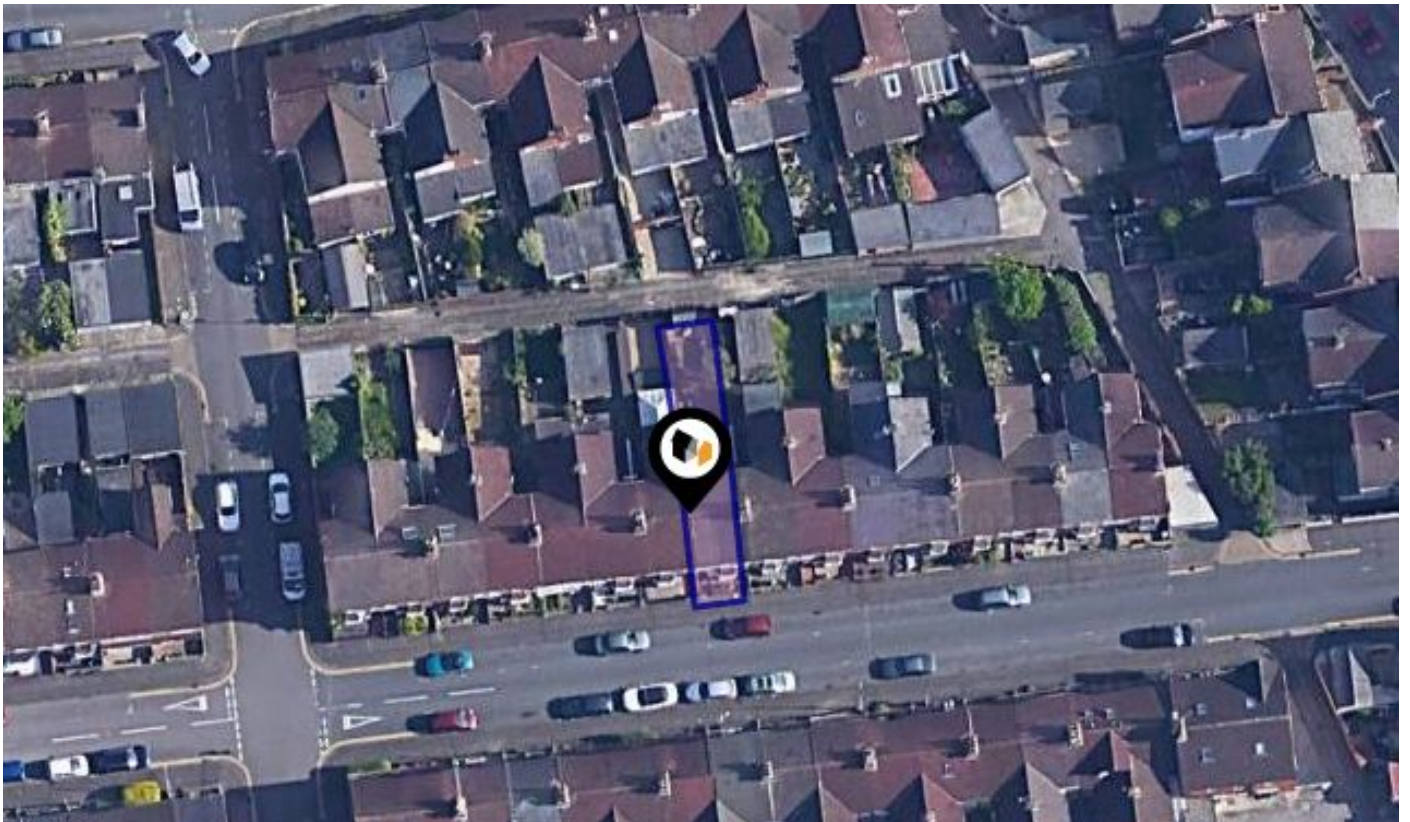


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 17th June 2024



BRUNSWICK STREET, SWINDON, SN1

McFarlane Sales & Lettings Ltd

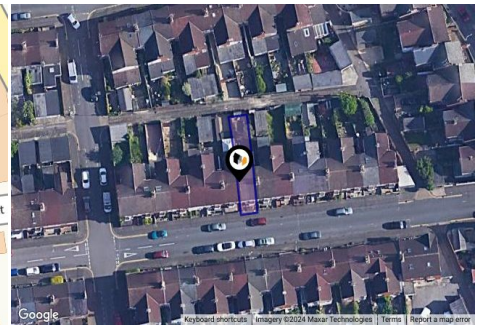
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	28/08/1906
Floor Area:	882 ft ² / 82 m ²	End Date:	26/12/2904
Plot Area:	0.03 acres	Lease Term:	999 years from 26 December 1905
Year Built :	1900-1929	Term	881 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£1,954		
Title Number:	WT60944		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	42 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN1

Energy rating

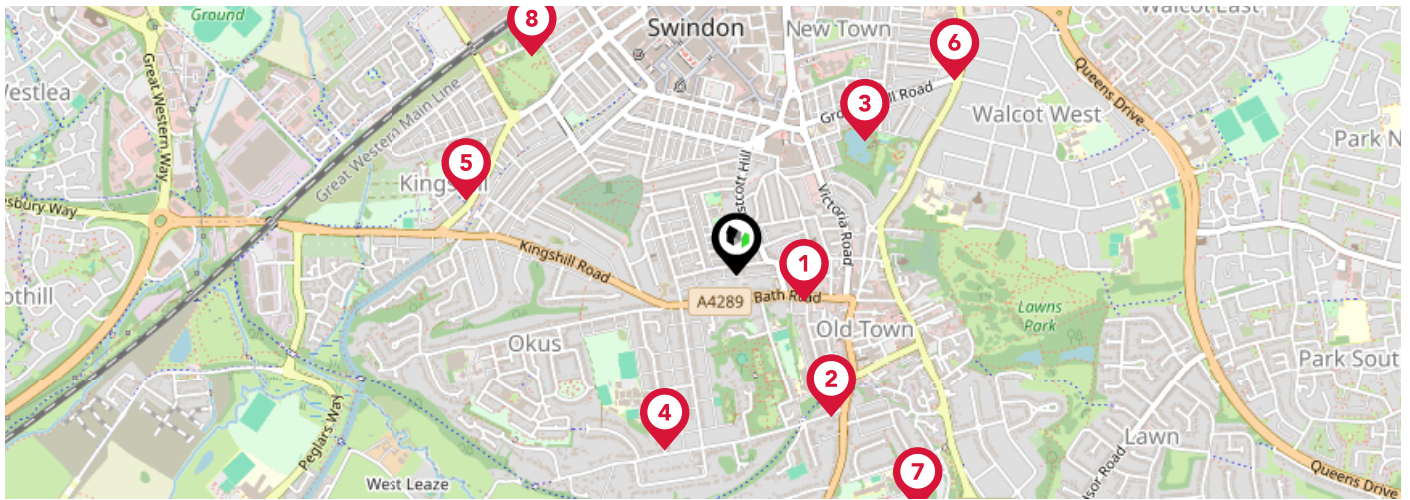
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Valid until 24.03.2034

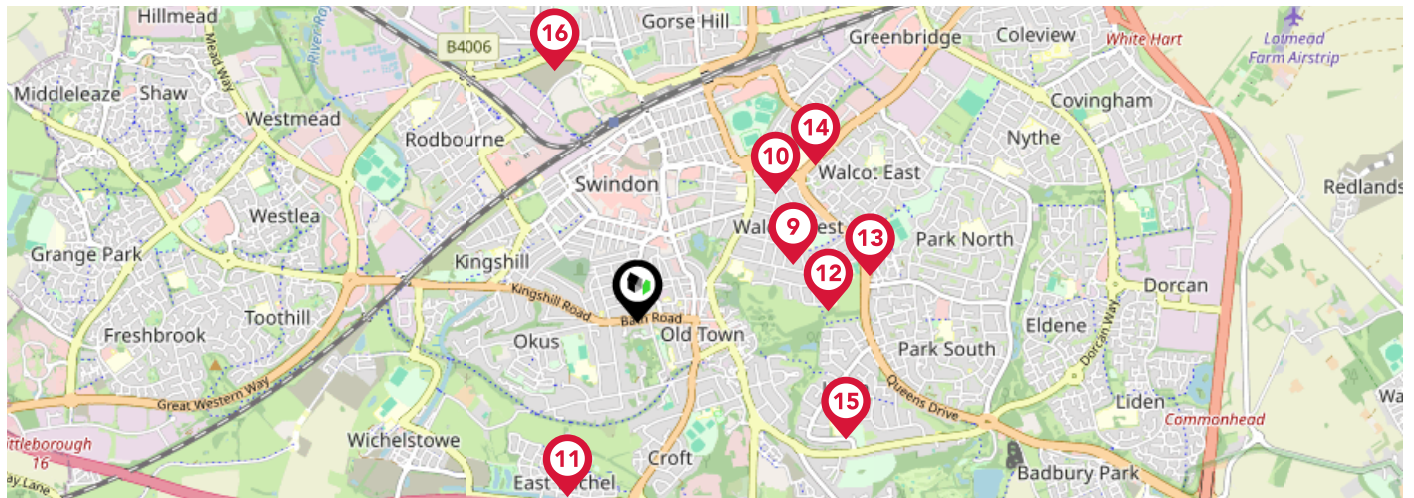
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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:	Suspended, no insulation (assumed)
Total Floor Area:	82 m ²

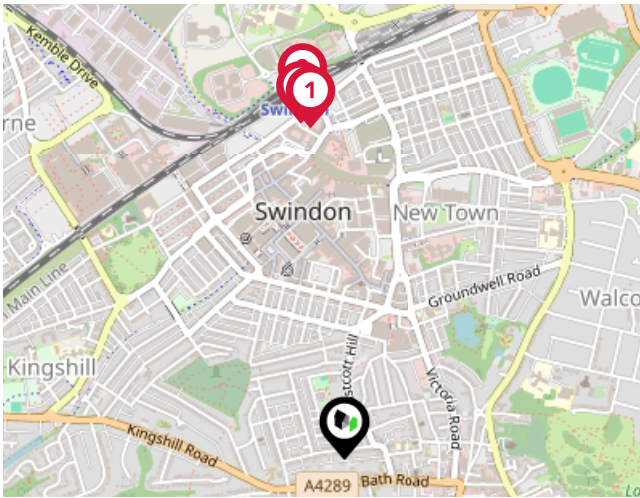


	Nursery	Primary	Secondary	College	Private
<p>1 King William Street Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Lethbridge Primary School</p> <p>Ofsted Rating: Good Pupils: 484 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Holy Rood Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 419 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Commonweal School</p> <p>Ofsted Rating: Good Pupils: 1386 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Robert Le Kyng Primary School</p> <p>Ofsted Rating: Good Pupils: 417 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Drove Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 743 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Croft Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 414 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 UTC Swindon</p> <p>Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



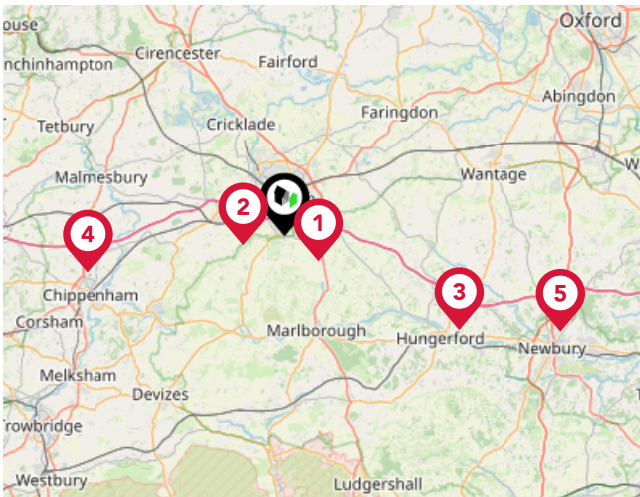
	Nursery	Primary	Secondary	College	Private
 Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New College Swindon Ofsted Rating: Good Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



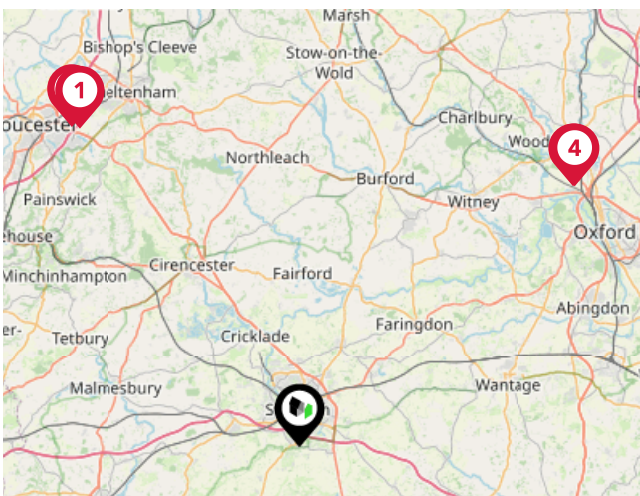
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.77 miles
2	Swindon Rail Station	0.78 miles
3	Swindon Rail Station	0.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.12 miles
2	M4 J16	3.09 miles
3	M4 J14	14.69 miles
4	M4 J17	14.8 miles
5	M4 J13	21.53 miles

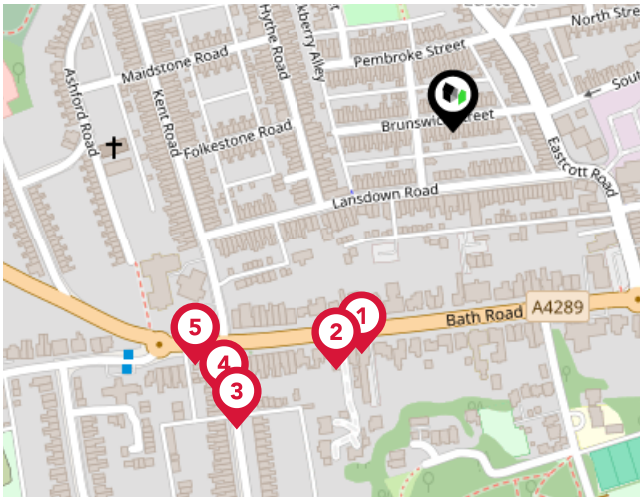


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.39 miles
2	Gloucestershire Airport	28.92 miles
3	London Oxford Airport	27.91 miles
4	London Oxford Airport	27.93 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oxford Gardens	0.14 miles
2	Oxford Gardens	0.15 miles
3	Kent Road Corner	0.21 miles
4	Kent Road Corner	0.2 miles
5	Kent Road	0.2 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:



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SALES & LETTINGS

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Valuation Office Agency

