

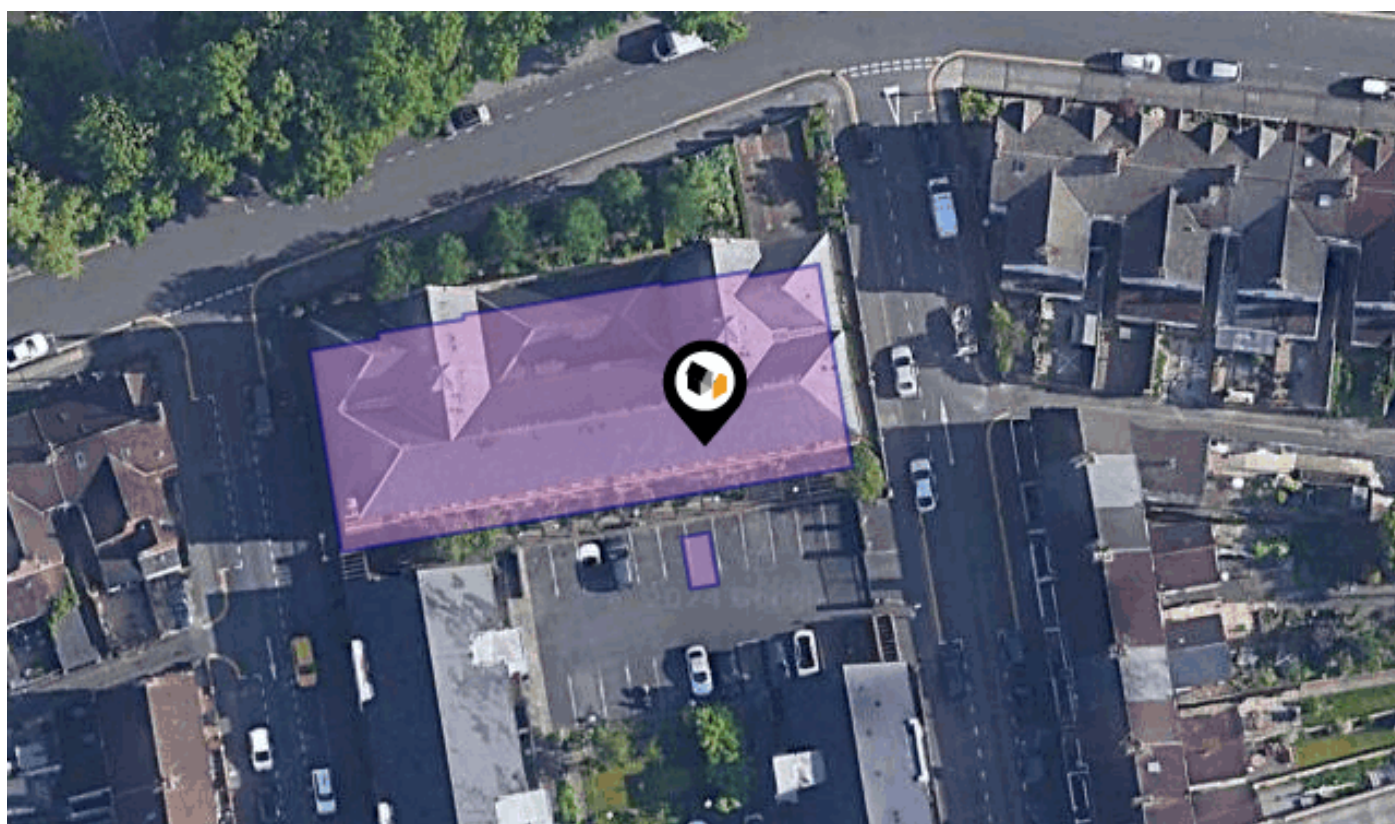


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## **KFT:** Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 18<sup>th</sup> June 2024**



**EUCLID STREET, SWINDON, SN1**

### **McFarlane Sales & Lettings Ltd**

28-30 Wood Street Swindon SN1 4AB

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	27/09/2005
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>	<b>End Date:</b>	25/03/3003
<b>Plot Area:</b>	0.19 acres	<b>Lease Term:</b>	999 years from 25 March 2004
<b>Year Built :</b>	2005	<b>Term Remaining:</b>	979 years
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,710		
<b>Title Number:</b>	WT243738		

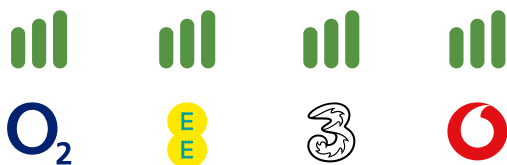
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>260</b> mb/s	<b>1000</b> mb/s

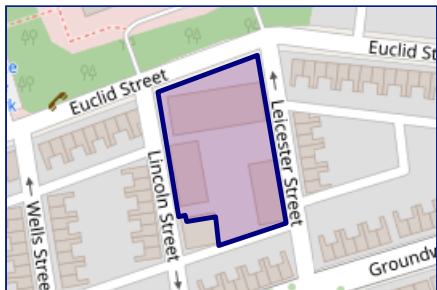
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

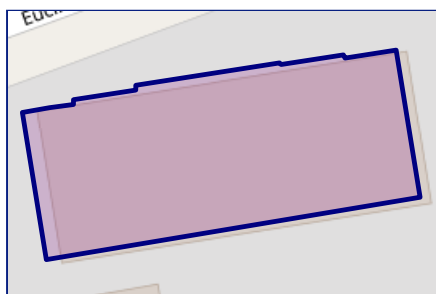


## Freehold Title Plan



**WT213611**

## Leasehold Title Plan



**WT243738**

Start Date: 27/09/2005  
End Date: 25/03/3003  
Lease Term: 999 years from 25 March 2004  
Term Remaining: 979 years

# Property EPC - Certificate

Euclid Street, SN1

Energy rating

**D**

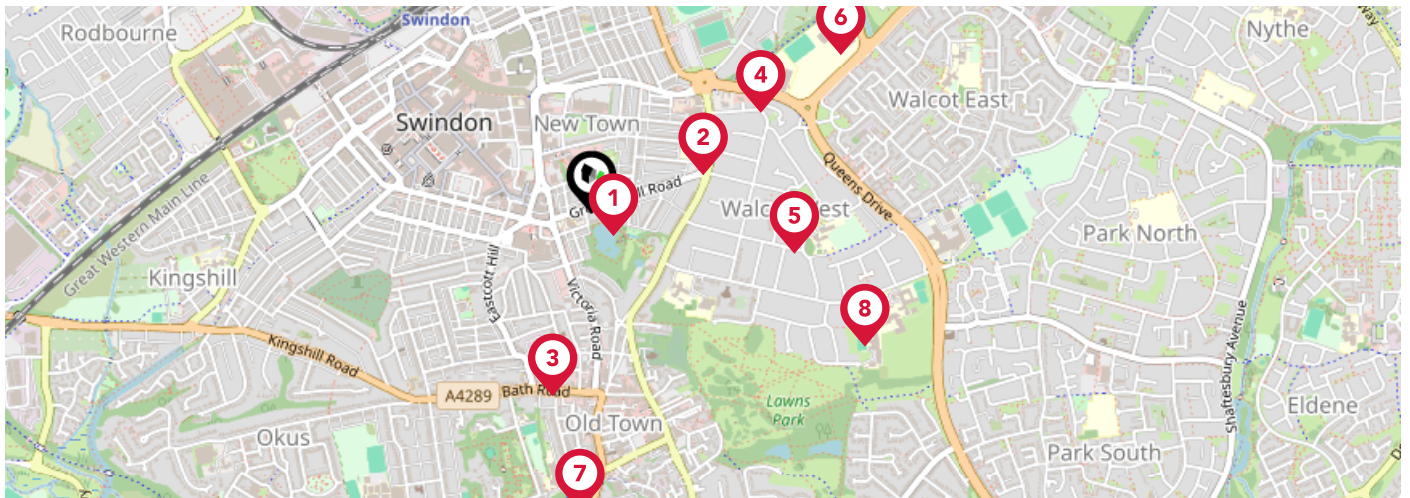
Valid until 16.04.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	67   D	72   C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

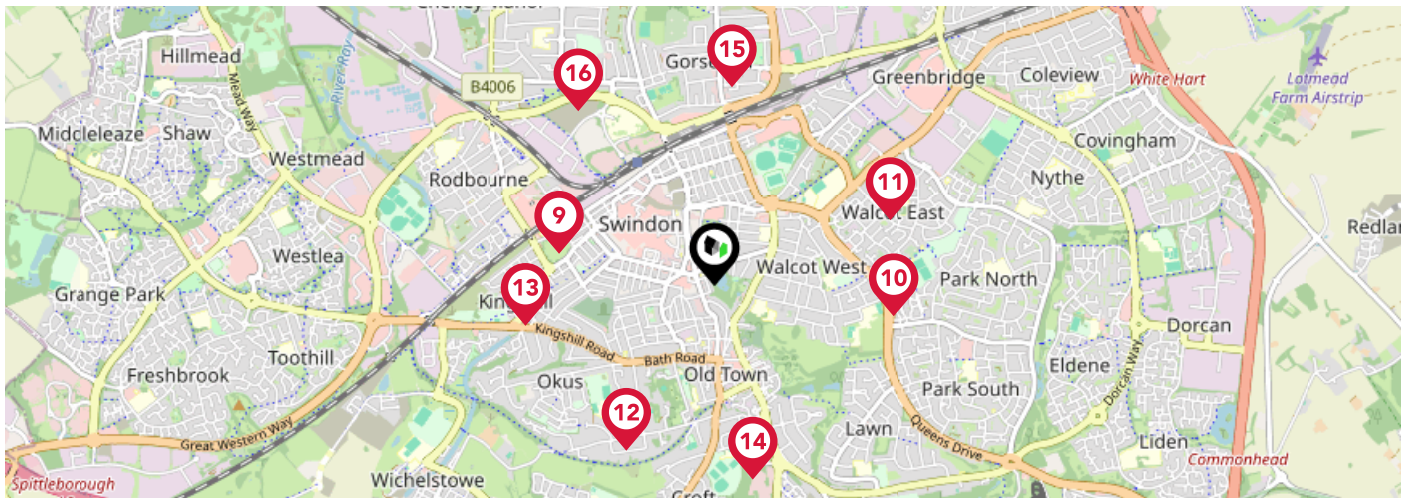
## Additional EPC Data









<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Community scheme
<b>Main Heating Controls:</b>	Charging system linked to use of community heating, programmer and TRVs
<b>Hot Water System:</b>	Community scheme
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>



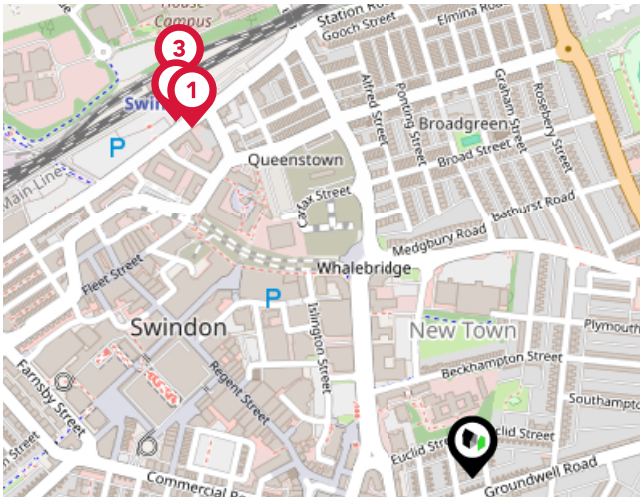


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holy Road Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Drove Primary School</b> Ofsted Rating: Outstanding   Pupils: 743   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King William Street Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 324   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lainesmead Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 454   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Joseph's Catholic College</b> Ofsted Rating: Good   Pupils: 1306   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lethbridge Primary School</b> Ofsted Rating: Good   Pupils: 484   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lawn Manor Academy</b> Ofsted Rating: Requires Improvement   Pupils: 805   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



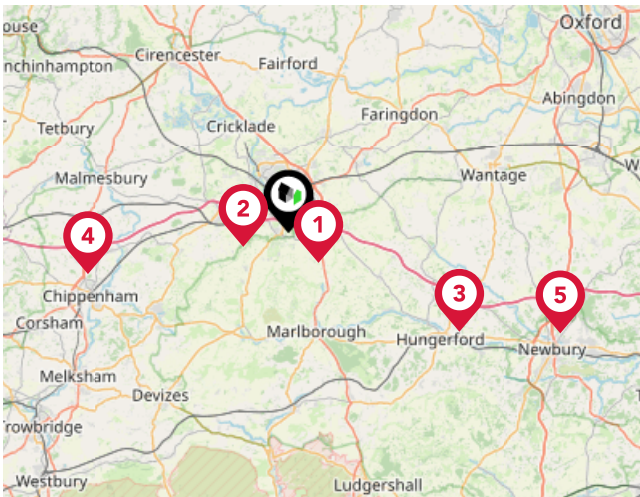
		Nursery	Primary	Secondary	College	Private
 <b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.73		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>New College Swindon</b> Ofsted Rating: Good   Pupils:0   Distance:0.84		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mountford Manor Primary School</b> Ofsted Rating: Good   Pupils: 254   Distance:0.86		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Commonweal School</b> Ofsted Rating: Good   Pupils: 1386   Distance:0.87		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.89		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Croft Primary School</b> Ofsted Rating: Outstanding   Pupils: 414   Distance:0.92		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Gorse Hill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 483   Distance:0.92		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:1.02		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



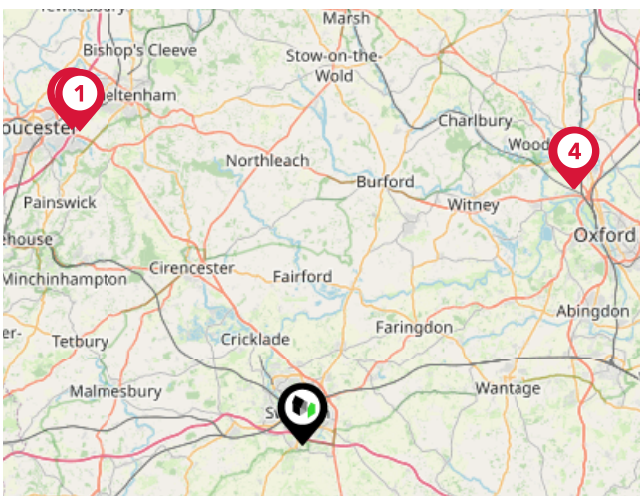
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.52 miles
2	Swindon Rail Station	0.54 miles
3	Swindon Rail Station	0.56 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.18 miles
2	M4 J16	3.41 miles
3	M4 J14	14.65 miles
4	M4 J17	15.11 miles
5	M4 J13	21.42 miles



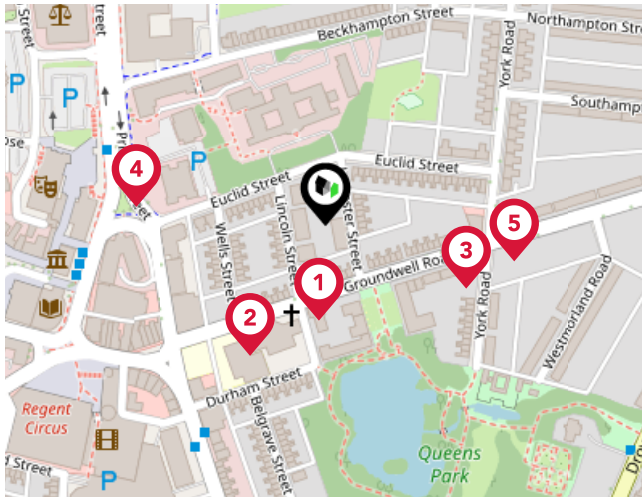
## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.23 miles
2	Gloucestershire Airport	28.77 miles
3	London Oxford Airport	27.48 miles
4	London Oxford Airport	27.51 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Holy Rood Church	0.05 miles
2	Holy Rood Church	0.09 miles
3	York Road	0.09 miles
4	Regent Circus	0.11 miles
5	York Road	0.11 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

