

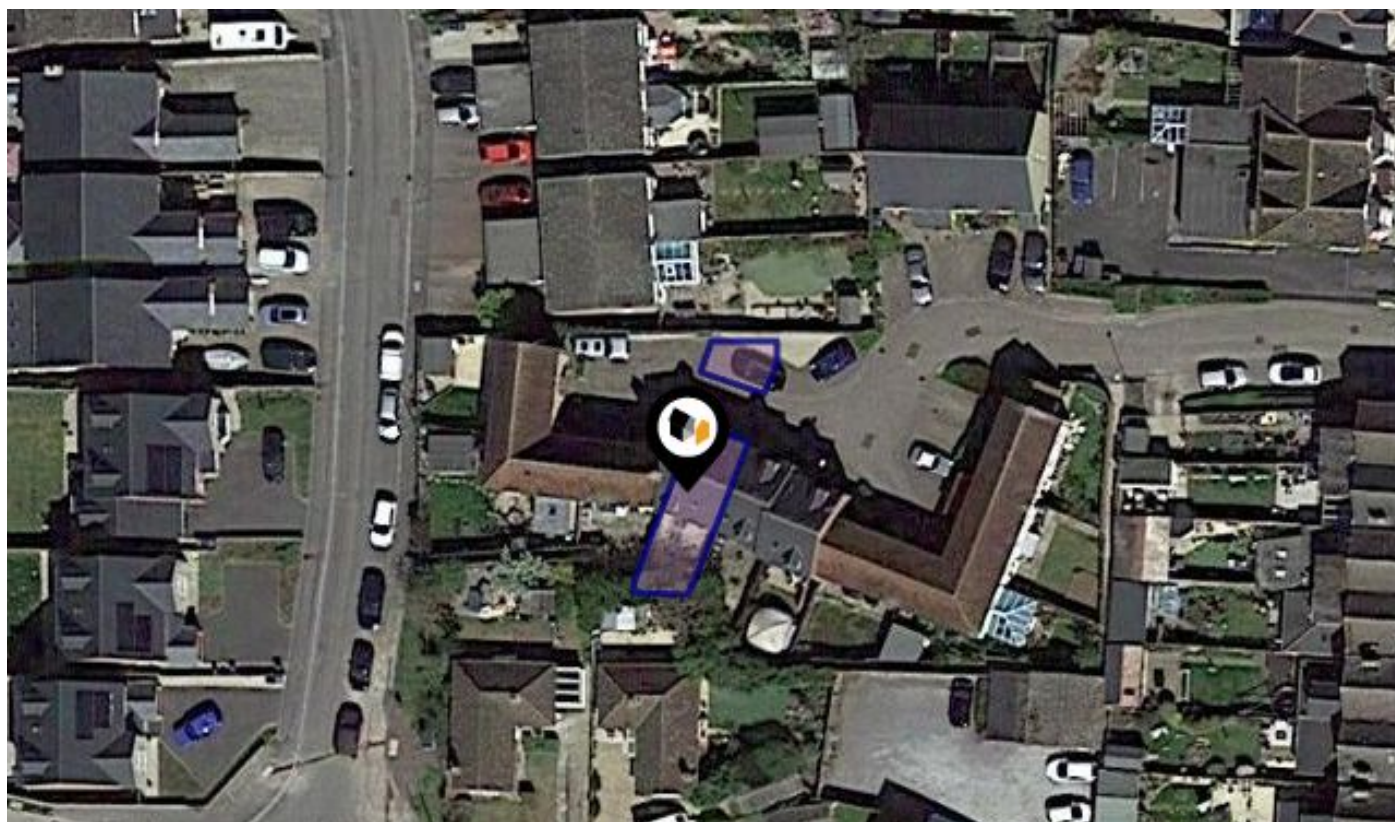


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 21st June 2024



SMITH'S COURT, PURTON, SWINDON, SN5

McFarlane Sales & Lettings Ltd

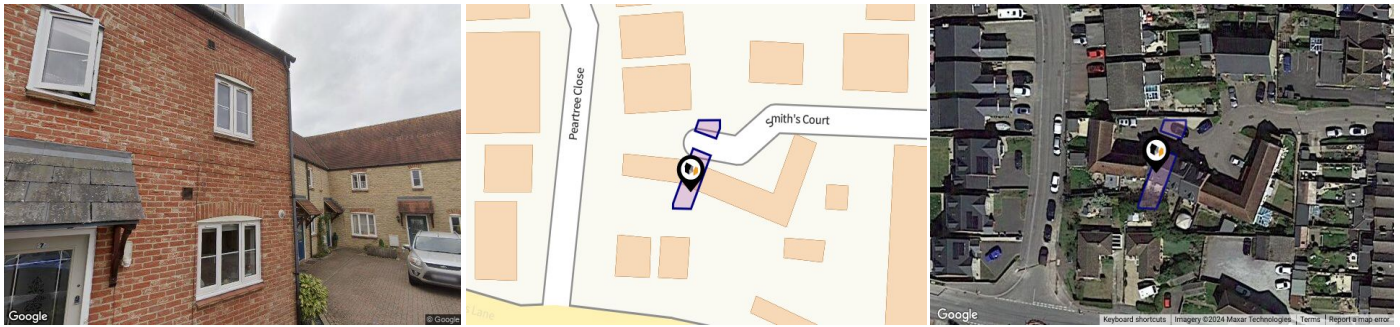
28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.03 acres		
Year Built :	2011		
Council Tax :	Band C		
Annual Estimate:	£2,071		
Title Number:	WT298050		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

PURTON, SN5

Energy rating

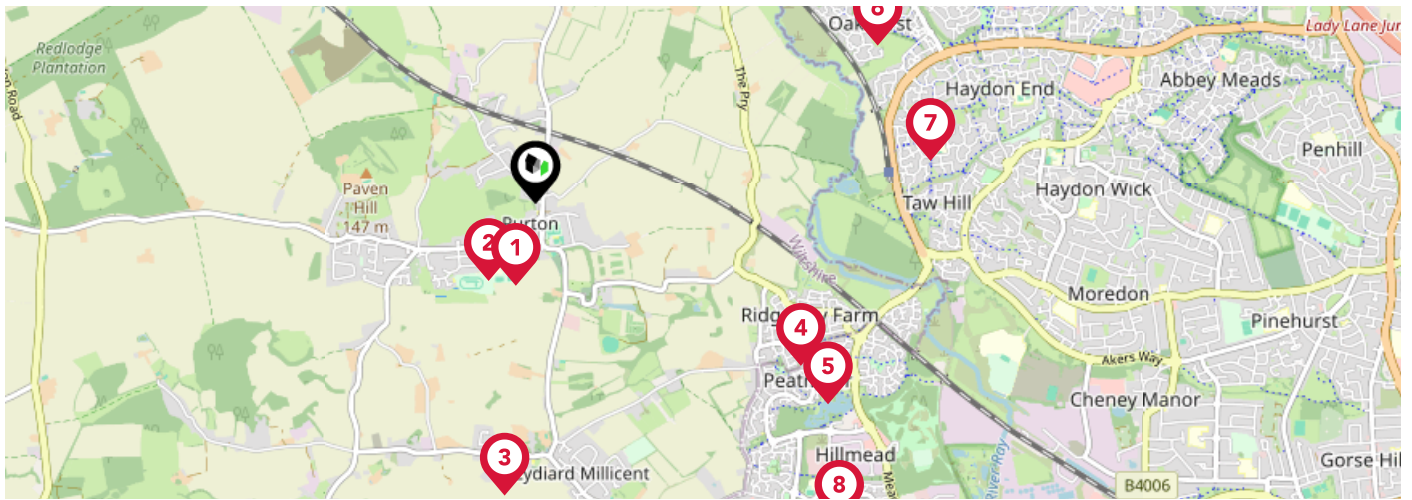
C

Valid until 15.12.2030

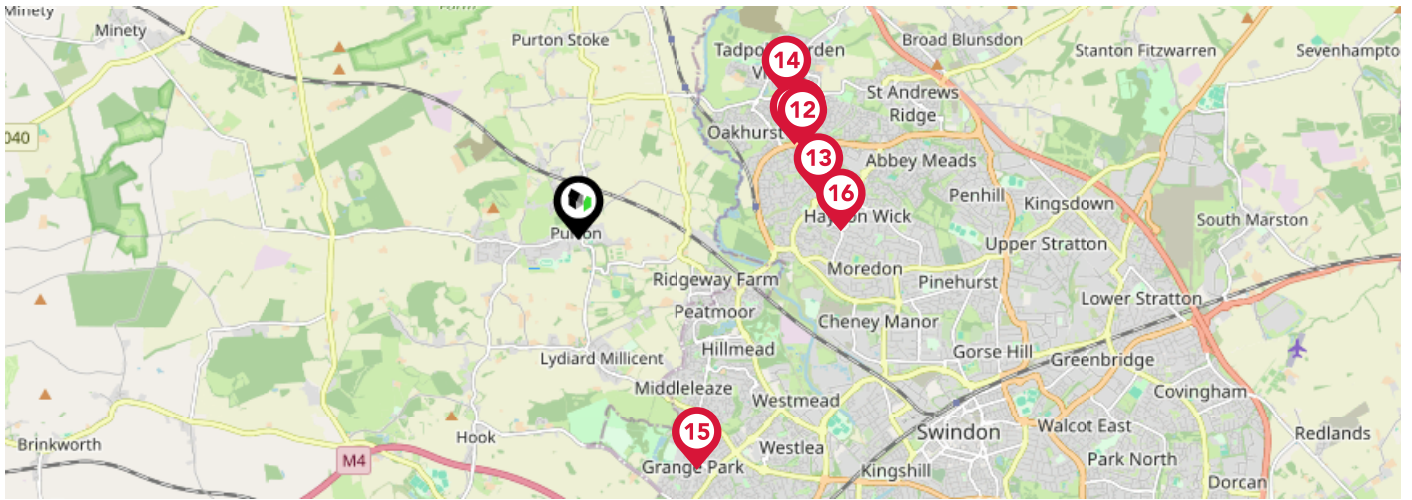
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	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:	Solid, insulated (assumed)
Total Floor Area:	83 m ²

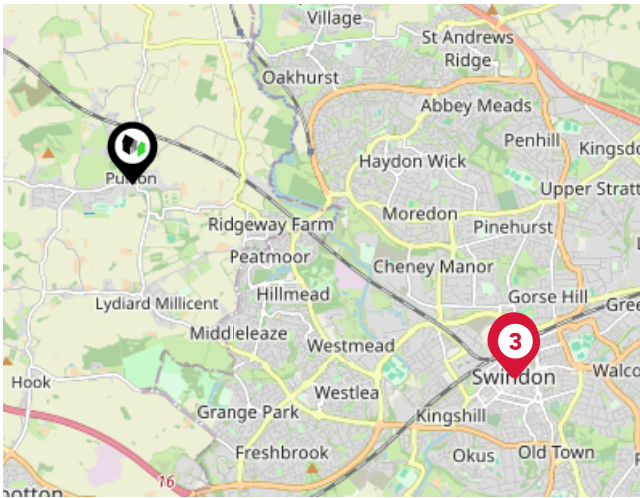


		Nursery	Primary	Secondary	College	Private
1	St Mary's Church of England Primary School, Purton Ofsted Rating: Good Pupils: 363 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bradon Forest School Ofsted Rating: Good Pupils: 1018 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lydiard Millicent CofE Primary School Ofsted Rating: Good Pupils: 199 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ridgeway Farm CofE Academy Ofsted Rating: Good Pupils: 182 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Peatmoor Community Primary School Ofsted Rating: Good Pupils: 194 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brook Field Primary School Ofsted Rating: Good Pupils:0 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



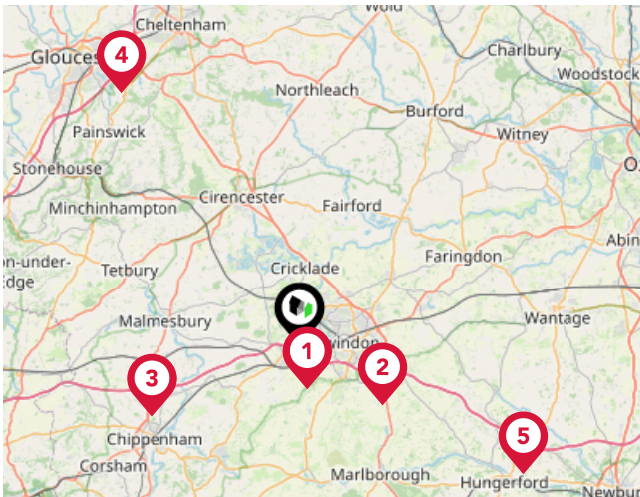
	Nursery	Primary	Secondary	College	Private
<p>9 Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:2.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:2.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:2.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:2.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:2.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Tregoze Primary School Ofsted Rating: Good Pupils: 210 Distance:2.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:2.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



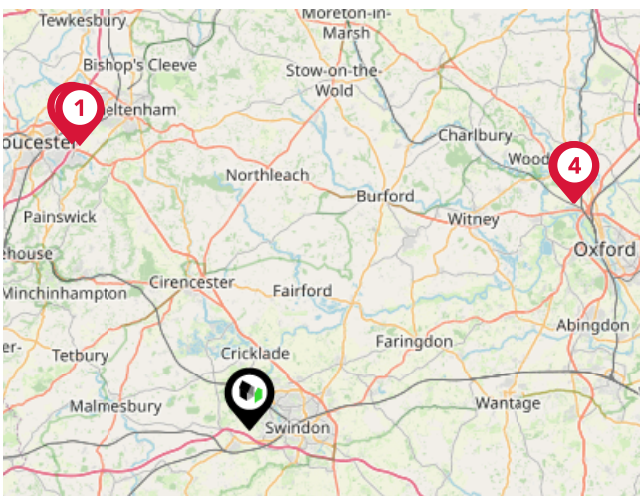
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	3.92 miles
2	Swindon Rail Station	3.94 miles
3	Swindon Rail Station	3.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	3.25 miles
2	M4 J15	7.55 miles
3	M4 J17	12.15 miles
4	M5 J11A	22.65 miles
5	M4 J14	19.09 miles

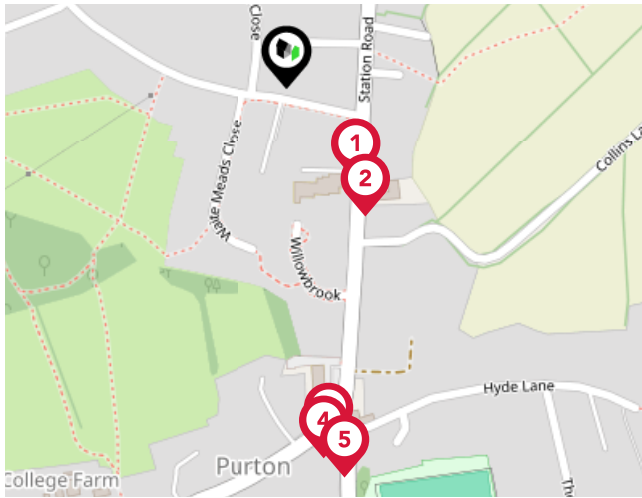


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	24.28 miles
2	Gloucestershire Airport	24.79 miles
3	London Oxford Airport	29.05 miles
4	London Oxford Airport	29.1 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Witts Lane	0.07 miles
2	Witts Lane	0.09 miles
3	The Square	0.21 miles
4	The Square	0.21 miles
5	The Square	0.23 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:



mcfarlane

SALES & LETTINGS

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Valuation Office Agency

