

mcFarlane

SALES & LETTINGS

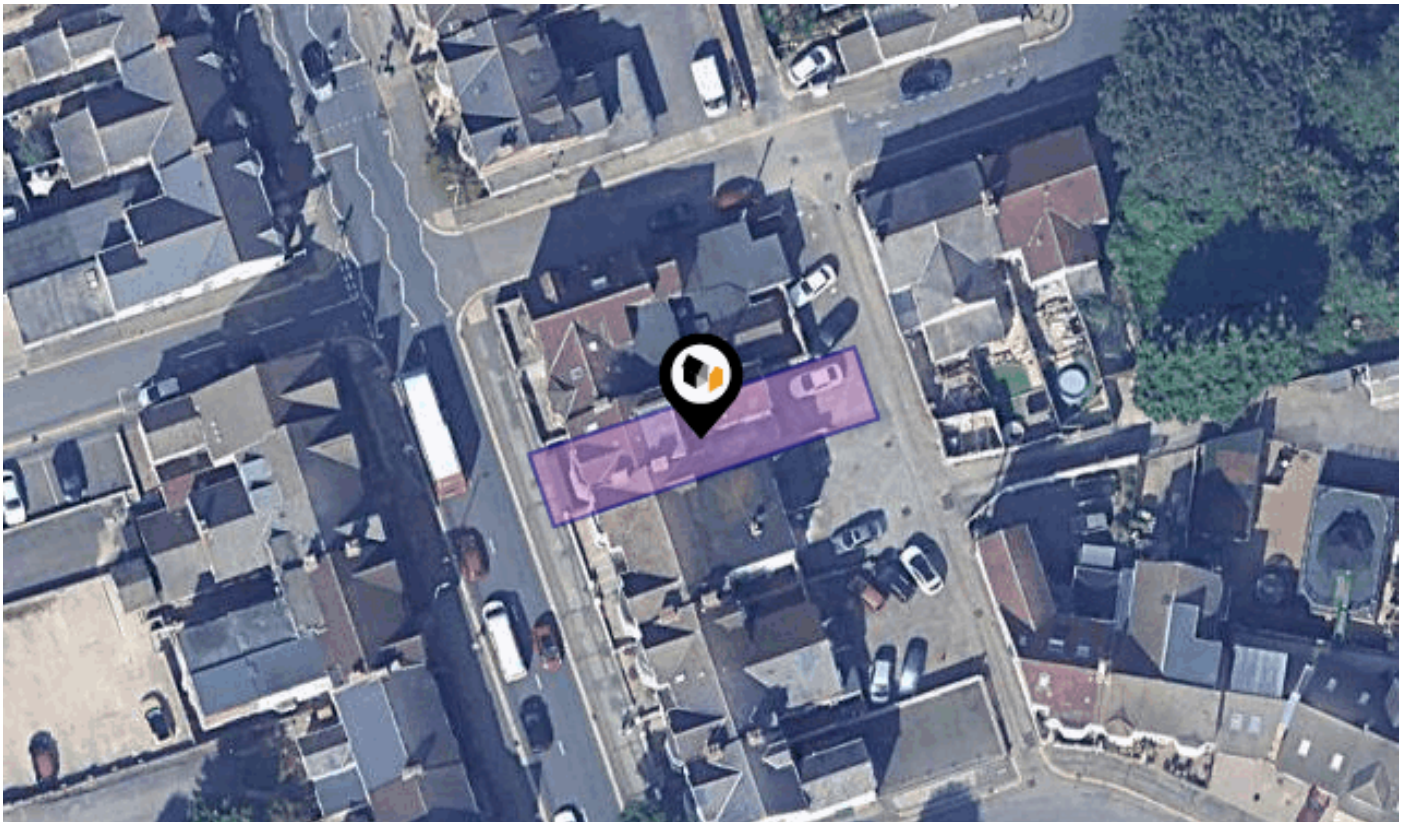


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 24th July 2024



VICTORIA ROAD, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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sprift
Lettings Intelligence



Property

Type:	HMO Not Further Divided	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	2,238 ft ² / 208 m ²		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,686		
Title Number:	WT118754		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Energy rating

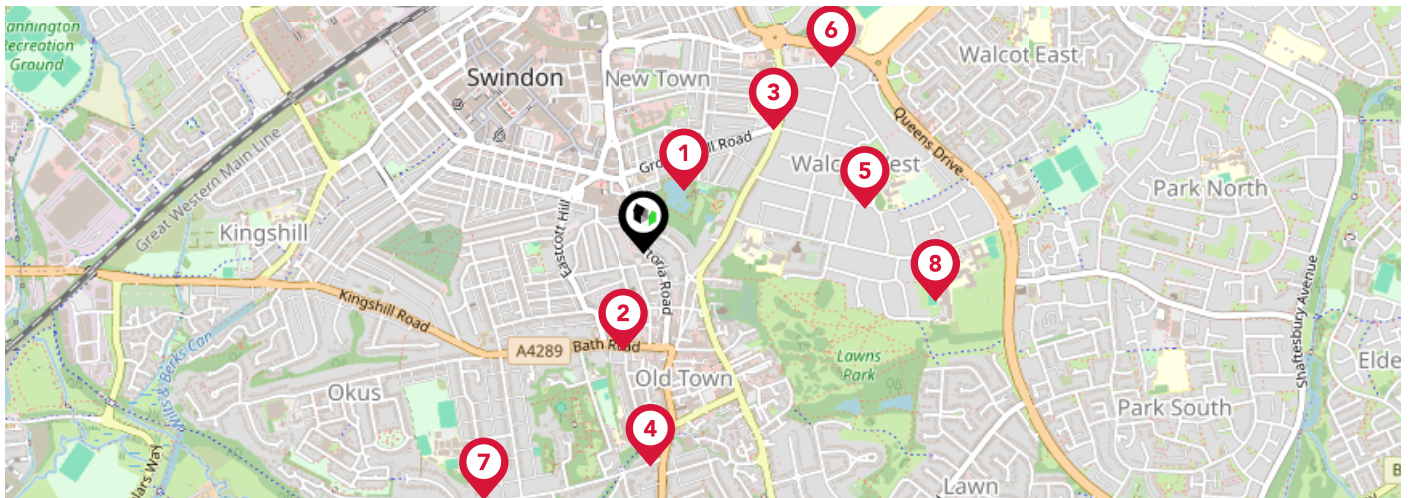
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Valid until 18.09.2033

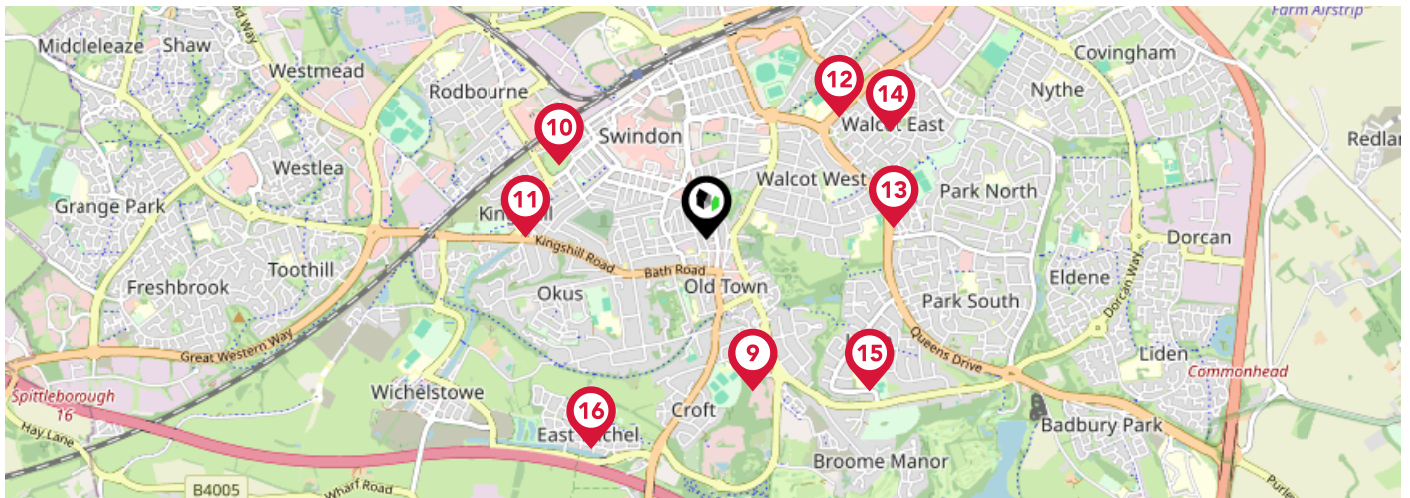
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 200 mm loft insulation
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:	Suspended no insulation (assumed)
Total Floor Area:	208 m ²

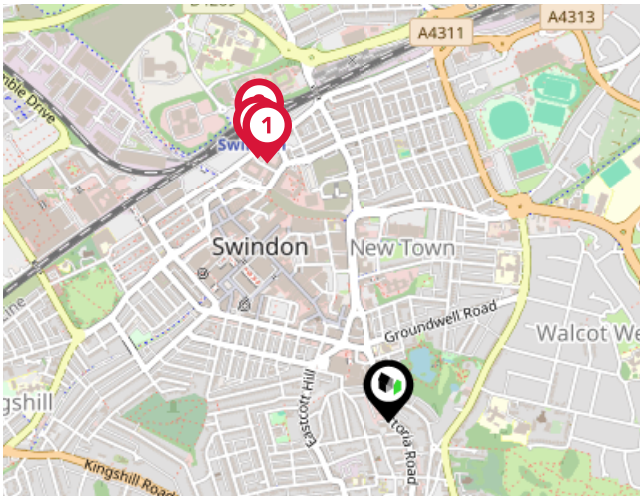


		Nursery	Primary	Secondary	College	Private
1	Holy Road Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



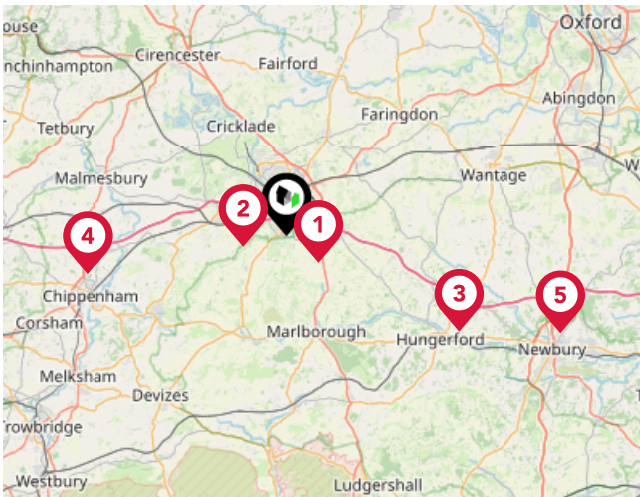
		Nursery	Primary	Secondary	College	Private
	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:0.83	<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:0.83	<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:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:1.03	<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:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



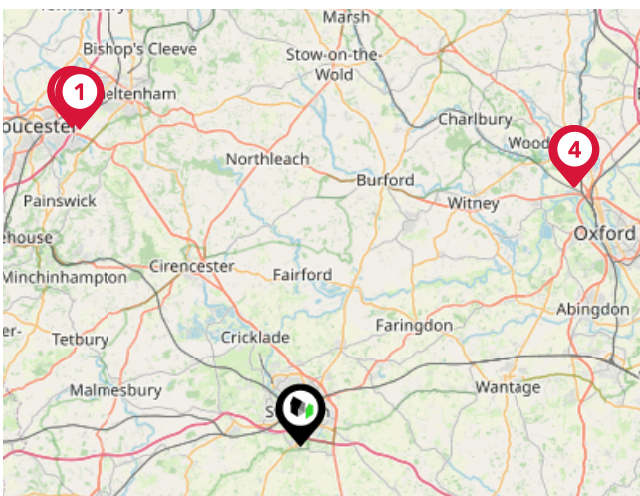
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.66 miles
2	Swindon Rail Station	0.68 miles
3	Swindon Rail Station	0.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	3.07 miles
2	M4 J16	3.32 miles
3	M4 J14	14.59 miles
4	M4 J17	15.03 miles
5	M4 J13	21.4 miles

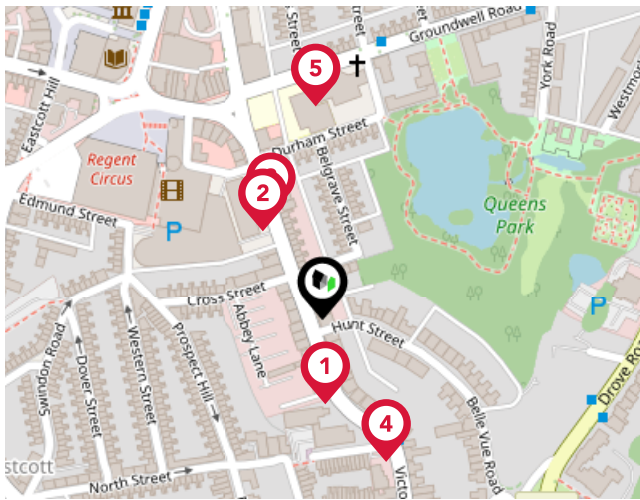


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.37 miles
2	Gloucestershire Airport	28.9 miles
3	London Oxford Airport	27.65 miles
4	London Oxford Airport	27.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cannon Street	0.05 miles
2	Durham Street	0.06 miles
3	Durham Street	0.07 miles
4	Cannon Street	0.09 miles
5	Holy Rood Church	0.12 miles

McFarlane Sales & Lettings Ltd

Data Quality

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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Valuation Office Agency

