

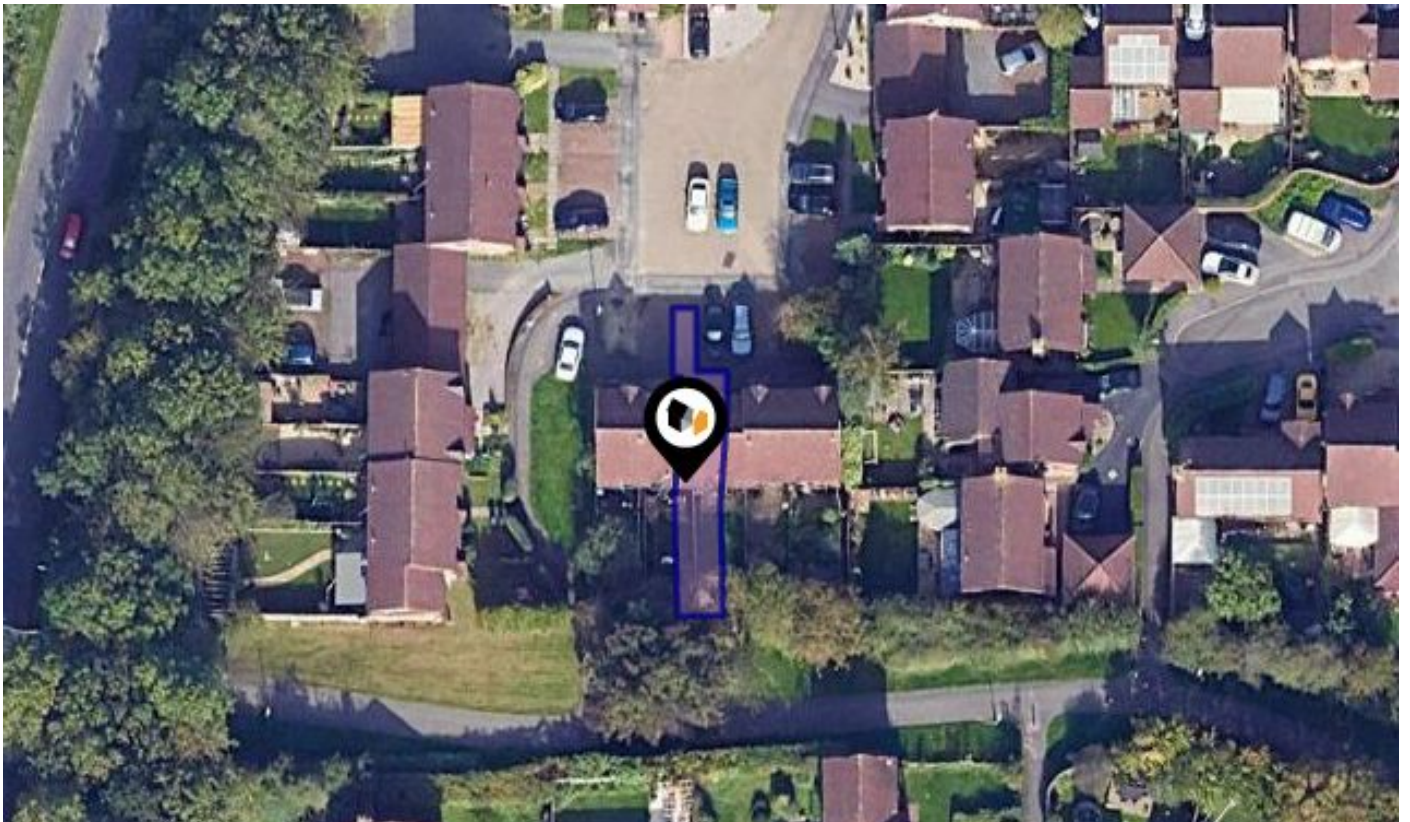


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 26th July 2024



LOWES CLOSE, SPARCELLS, SWINDON, SN5

McFarlane Sales & Lettings Ltd

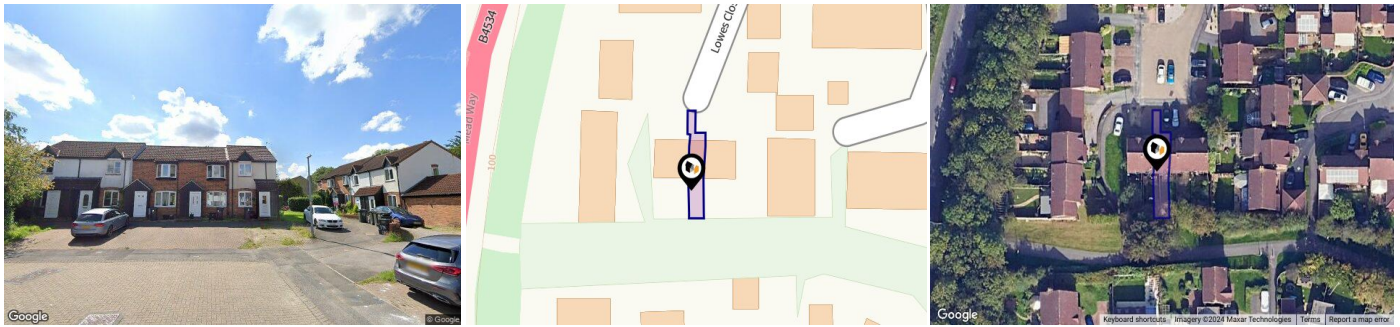
28-30 Wood Street Swindon SN1 4AB

01793 611841

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.02 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,710		
Title Number:	WT87689		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

28 mb/s	77 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Lowes Close, Sparcells, SN5

Energy rating

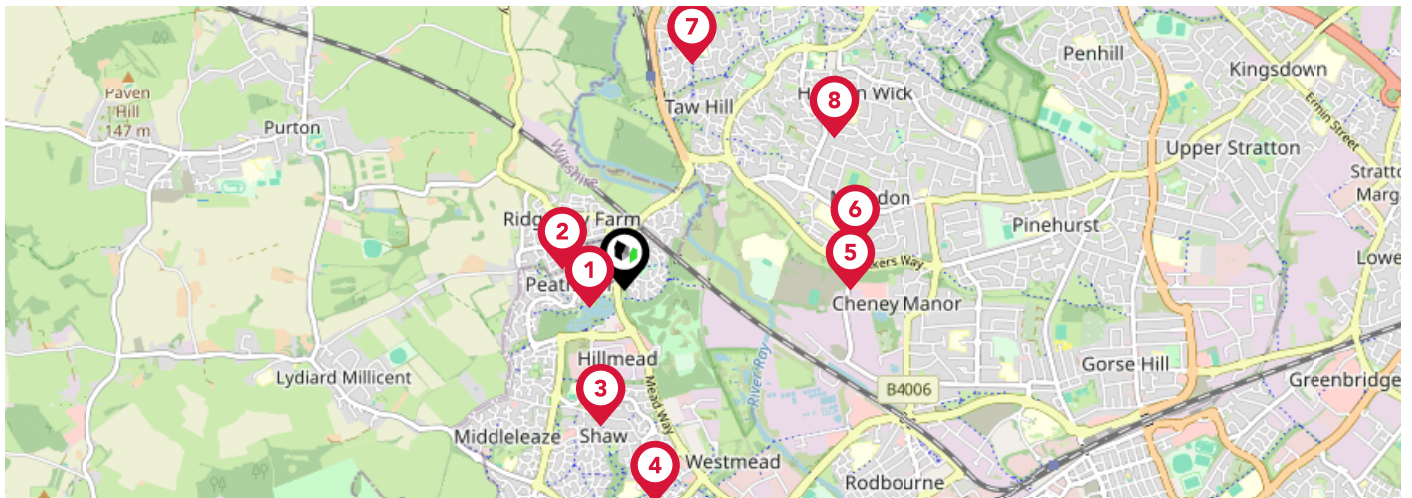
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Valid until 13.10.2026

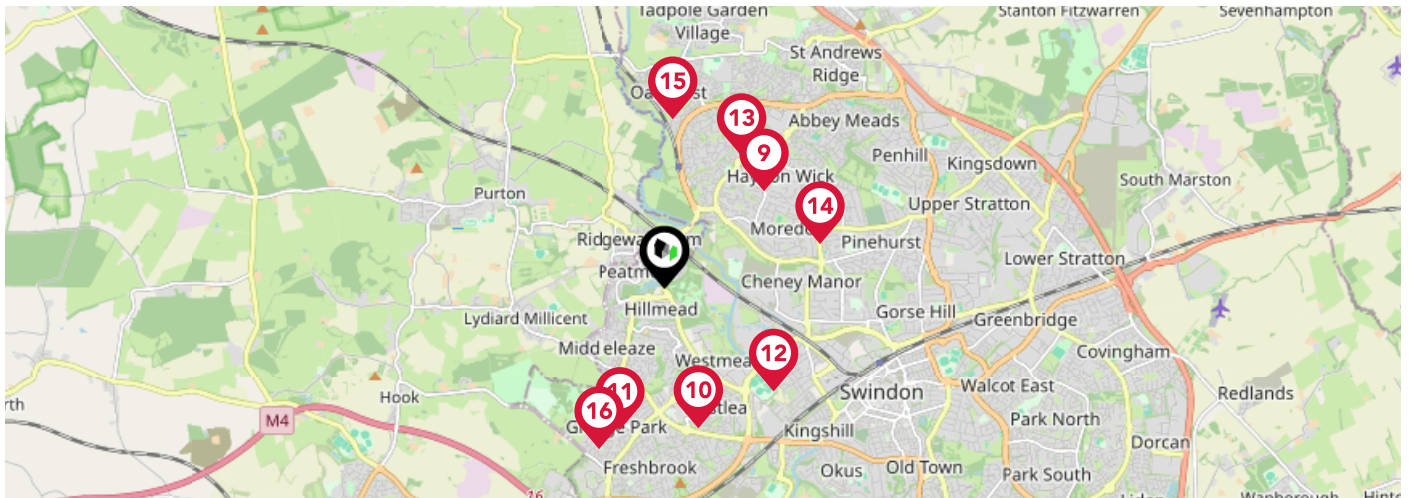
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²

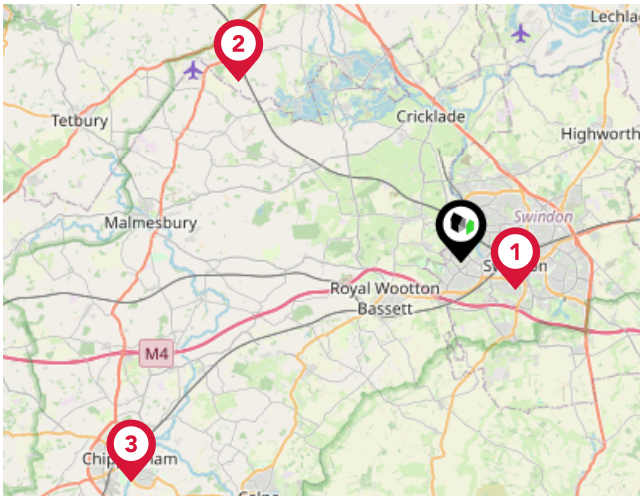


	Nursery	Primary	Secondary	College	Private
<p>1 Peatmoor Community Primary School</p> <p>Ofsted Rating: Good Pupils: 194 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ridgeway Farm CofE Academy</p> <p>Ofsted Rating: Good Pupils: 182 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Brook Field Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Shaw Ridge Primary School</p> <p>Ofsted Rating: Good Pupils: 419 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Nova Hreod Academy</p> <p>Ofsted Rating: Good Pupils: 832 Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Moredon Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 443 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Francis CofE Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 462 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Haydon Wick Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 276 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



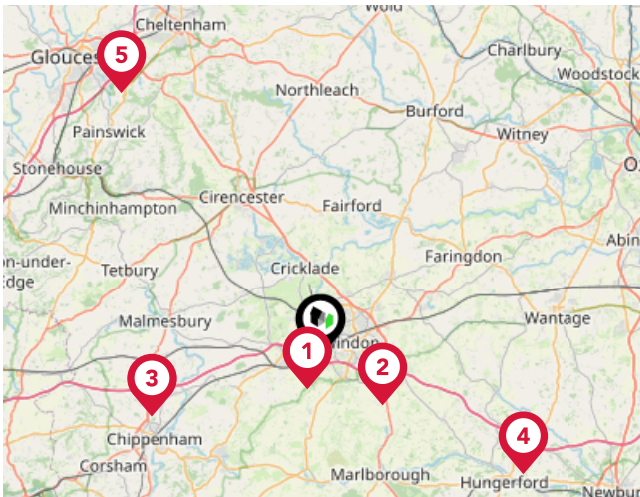
		Nursery	Primary	Secondary	College	Private
	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tregoze Primary School Ofsted Rating: Good Pupils: 210 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchid Vale Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lydiard Park Academy Ofsted Rating: Good Pupils: 1244 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



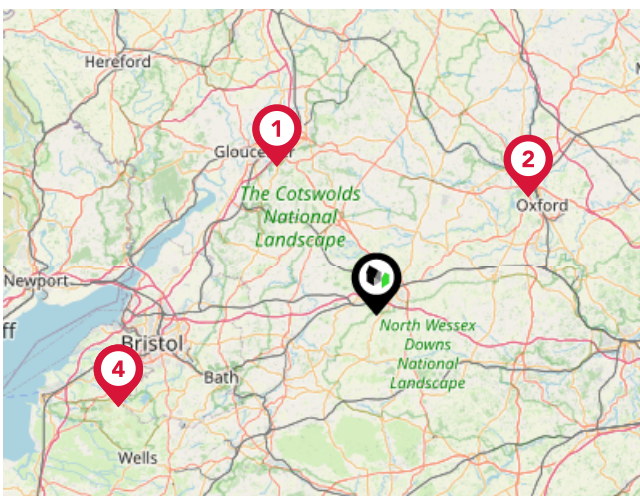
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.23 miles
2	Kemble Rail Station	10.6 miles
3	Chippenham Rail Station	14.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.54 miles
2	M4 J15	5.84 miles
3	M4 J17	13.22 miles
4	M4 J14	17.36 miles
5	M5 J11A	24.21 miles

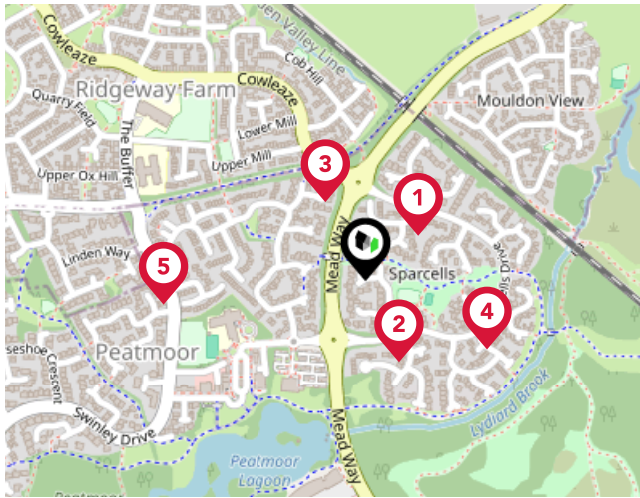


Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	26.31 miles
2	London Oxford Airport	28.38 miles
3	Bristol Airport	40.14 miles
4	Bristol International Airport	40.14 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gairlock Close	0.08 miles
2	Melfort Close	0.1 miles
3	Ridgeway Farm	0.1 miles
4	Sandwood Close	0.16 miles
5	Webbs Wood	0.24 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

