

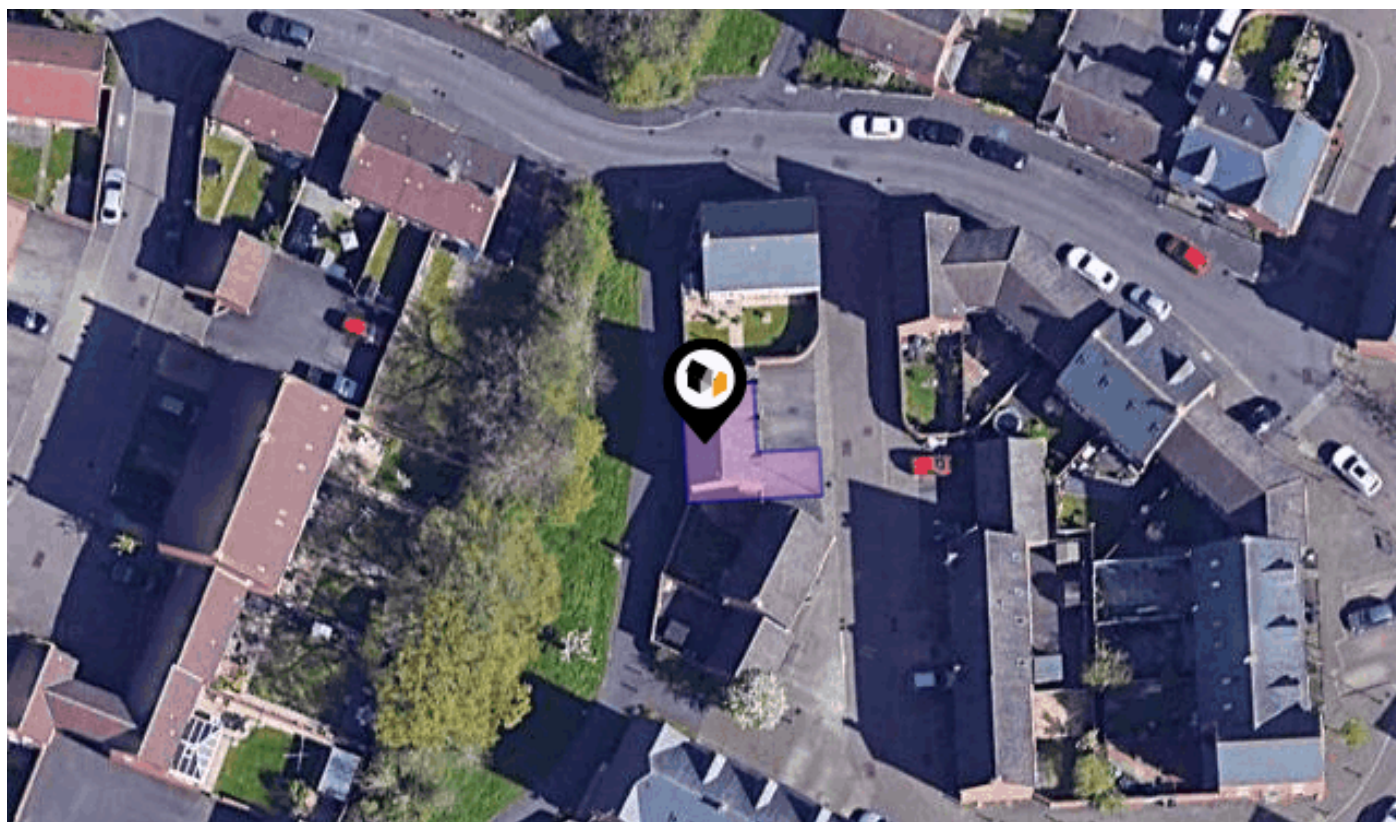


See More Online

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

An Insight Into This Property & the Local Market

**Friday 19<sup>th</sup> April 2024**



**URSA WAY, SWINDON, SN25**

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

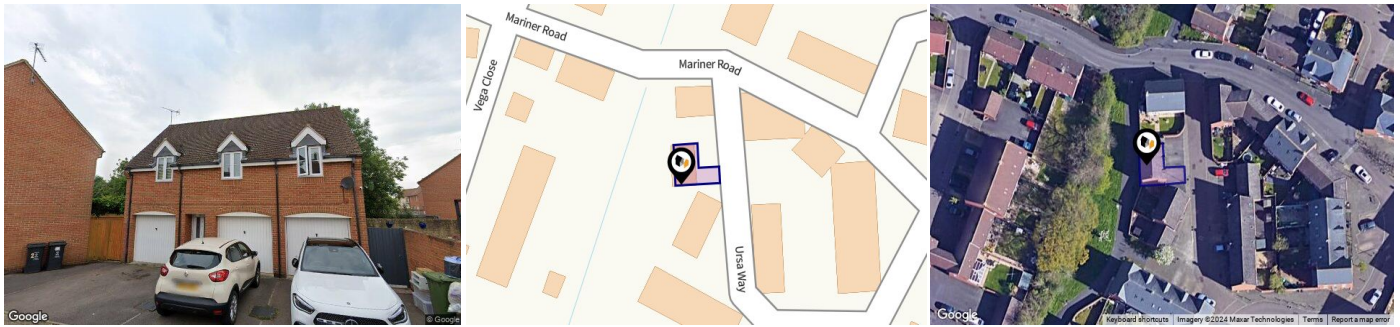
28-30 Wood Street Swindon SN1 4AB

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tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£222
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	538 ft <sup>2</sup> / 50 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	2005		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,954		
<b>Title Number:</b>	WT241977		
<b>UPRN:</b>	10010427388		

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Ursa Way, SN25

Energy rating

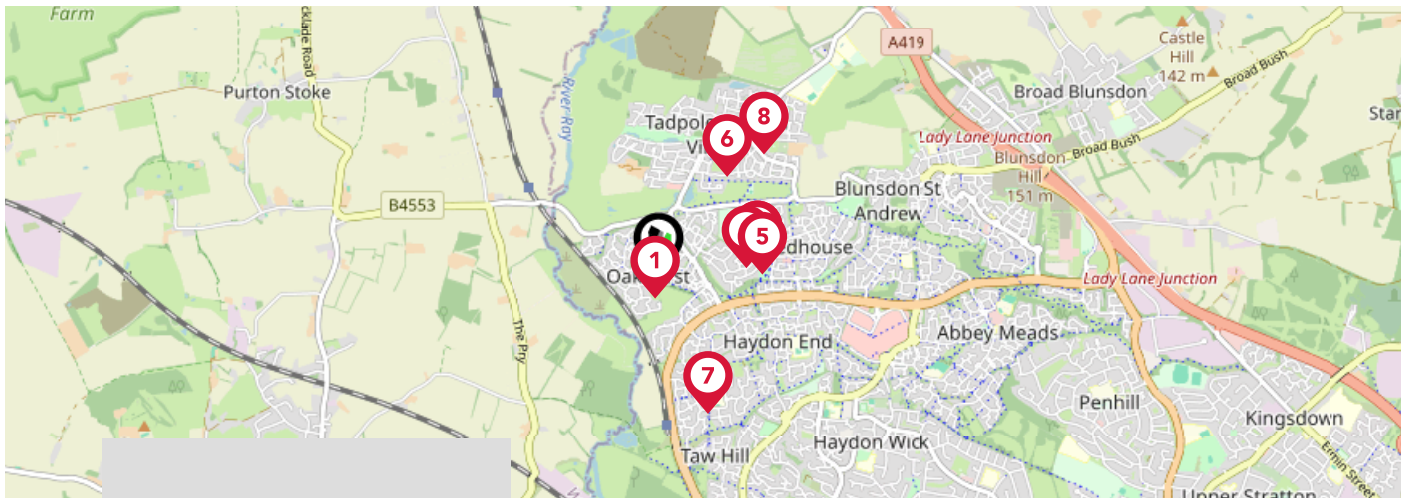
**C**

Valid until 17.06.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73   c	74   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

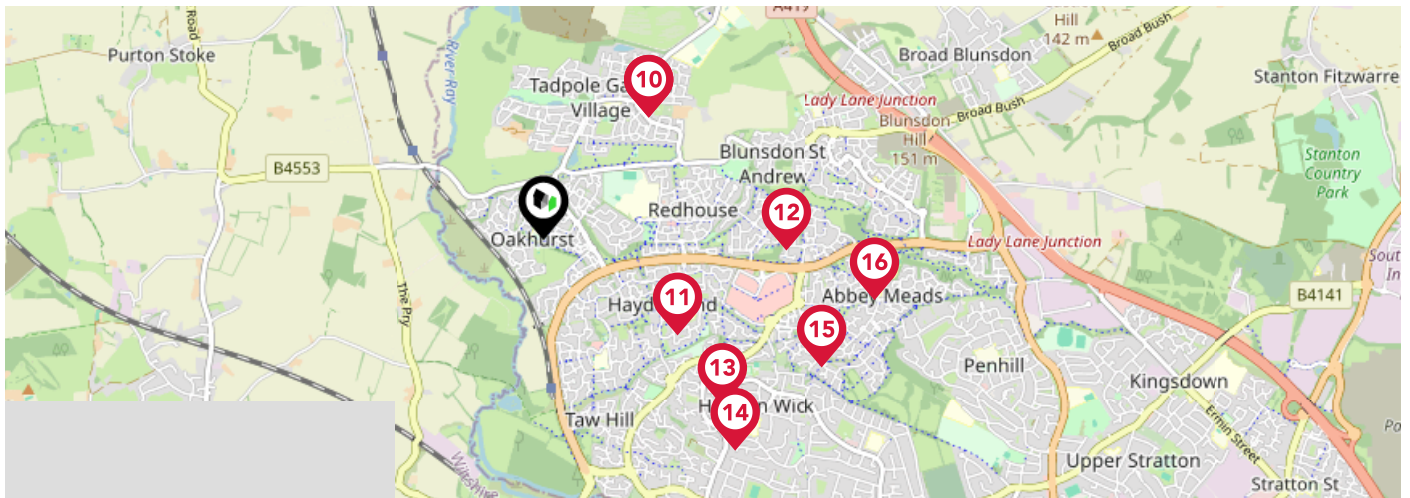
## Additional EPC Data









<b>Property Type:</b>	Maisonette
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 13% of fixed outlets
<b>Floors:</b>	To unheated space, insulated (assumed)
<b>Total Floor Area:</b>	50 m <sup>2</sup>



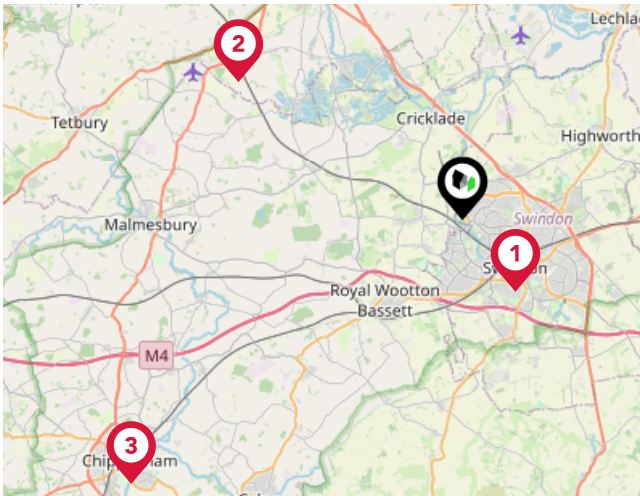
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oakhurst Community Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Red Oaks Primary School</b> Ofsted Rating: Good   Pupils: 507   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Brimble Hill Special School</b> Ofsted Rating: Good   Pupils: 100   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Uplands School</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Abbey Park School</b> Ofsted Rating: Inadequate   Pupils: 1003   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Tadpole Farm CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 472   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Francis CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 462   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>William Morris Primary School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





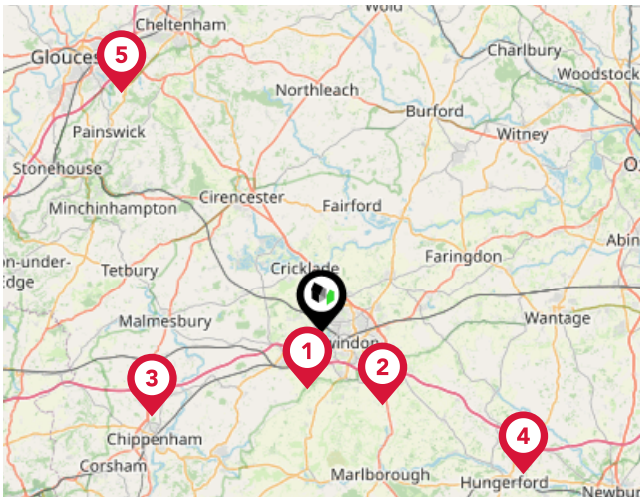
		Nursery	Primary	Secondary	College	Private
	<b>Churchward School</b> Ofsted Rating: Not Rated   Pupils: 41   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Western Academy</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchid Vale Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridlewood Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydonleigh Primary School</b> Ofsted Rating: Good   Pupils: 627   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydon Wick Primary School</b> Ofsted Rating: Outstanding   Pupils: 276   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Catherine Wayte Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey Meads Community Primary School</b> Ofsted Rating: Good   Pupils: 524   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



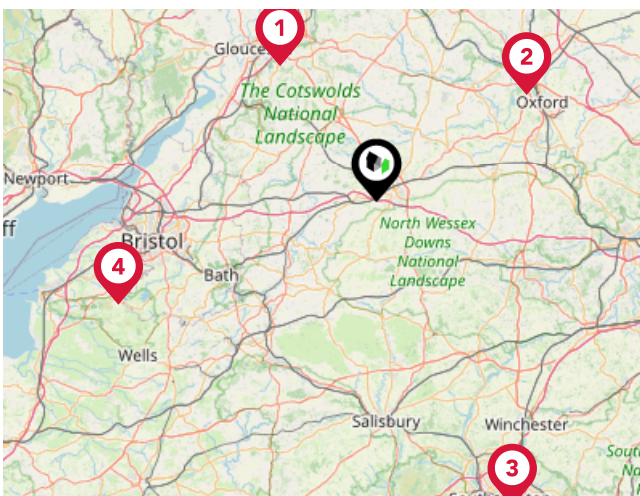
## National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	3.25 miles
2	Kemble Rail Station	9.71 miles
3	Chippenham Rail Station	15.68 miles



## Trunk Roads/Motorways

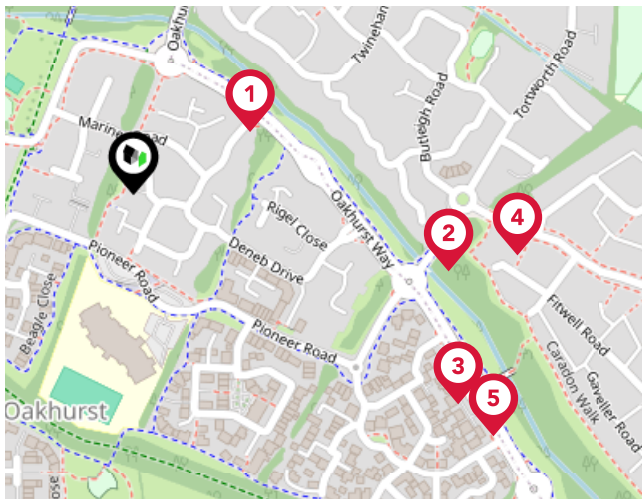
Pin	Name	Distance
1	M4 J16	4.16 miles
2	M4 J15	6.95 miles
3	M4 J17	13.95 miles
4	M4 J14	18.19 miles
5	M5 J11A	22.94 miles



## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	24.44 miles
2	London Oxford Airport	27.27 miles
3	Southampton Airport	49.55 miles
4	Bristol International Airport	40.79 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Voyager Drive	0.08 miles
2	Tortworth Road	0.19 miles
3	Hartington Road	0.22 miles
4	Tortworth Road	0.22 miles
5	Hartington Road	0.25 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

