

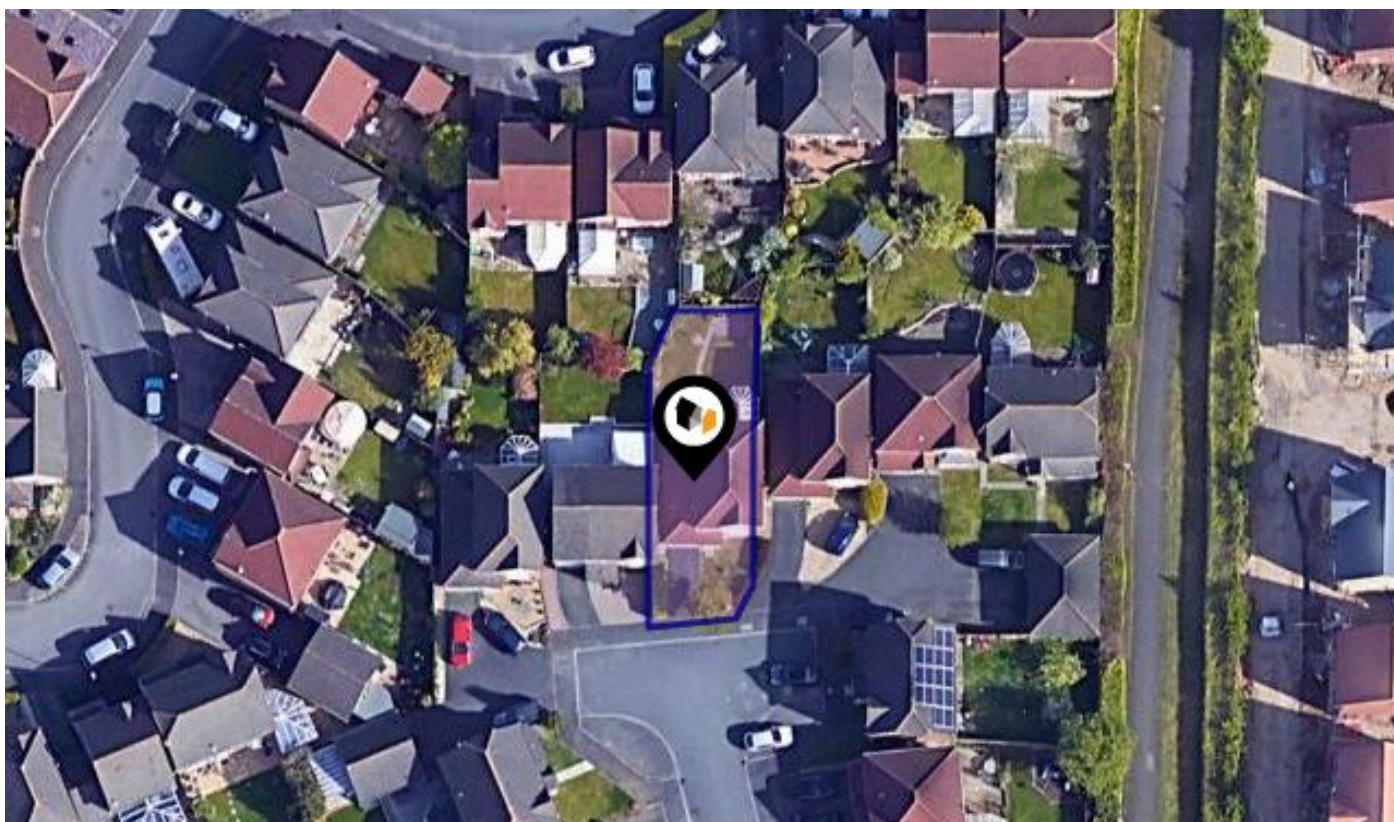


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 09th May 2024



YEATS CLOSE, SWINDON, SN25

McFarlane Sales & Lettings Ltd

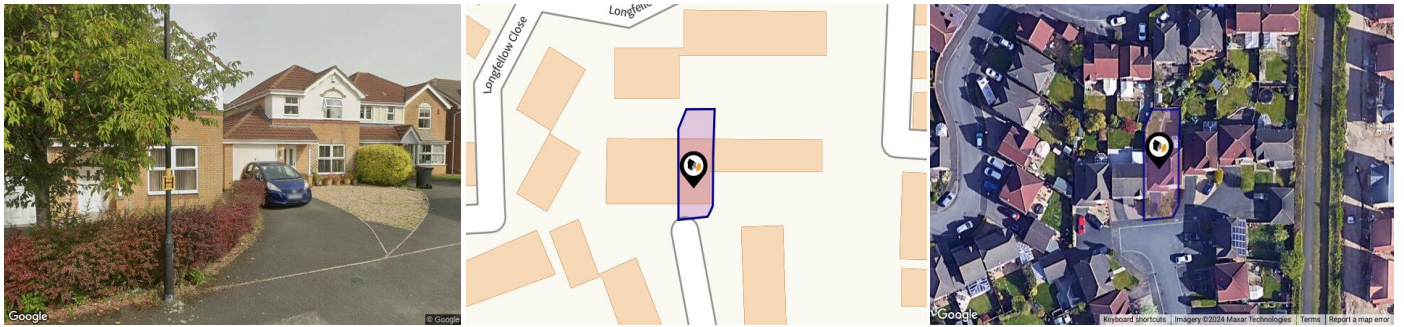
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Detached	Last Sold £/ft²:	£111
Bedrooms:	3	Tenure:	Freehold
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.06 acres		
Year Built :	1998		
Council Tax :	Band E		
Annual Estimate:	£2,686		
Title Number:	WT176587		
UPRN:	200002923294		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN25

Energy rating

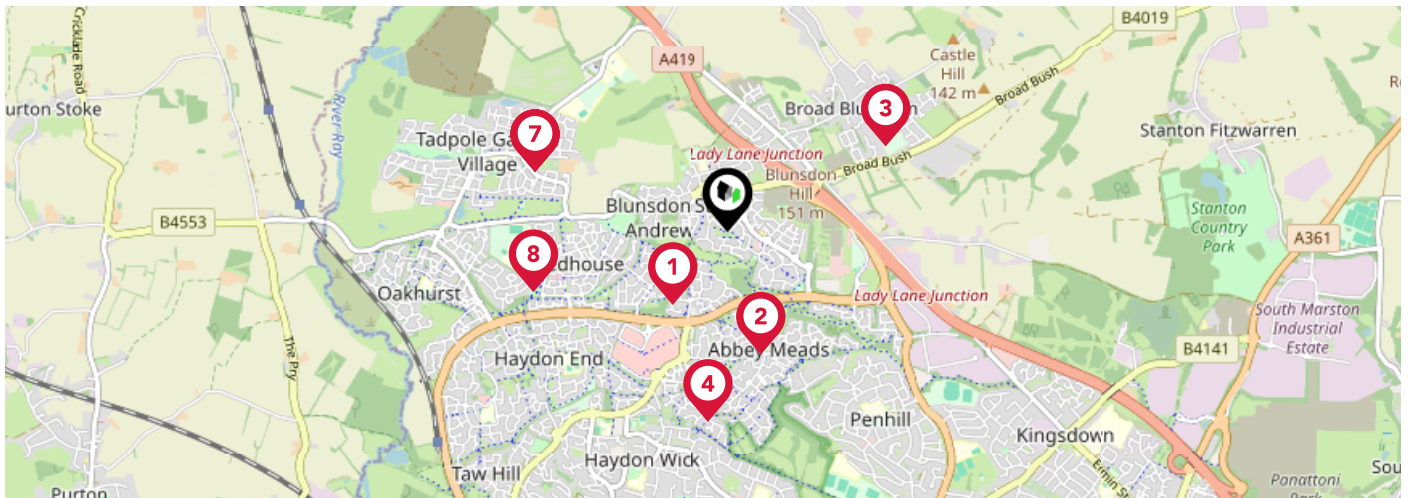
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Valid until 14.01.2034

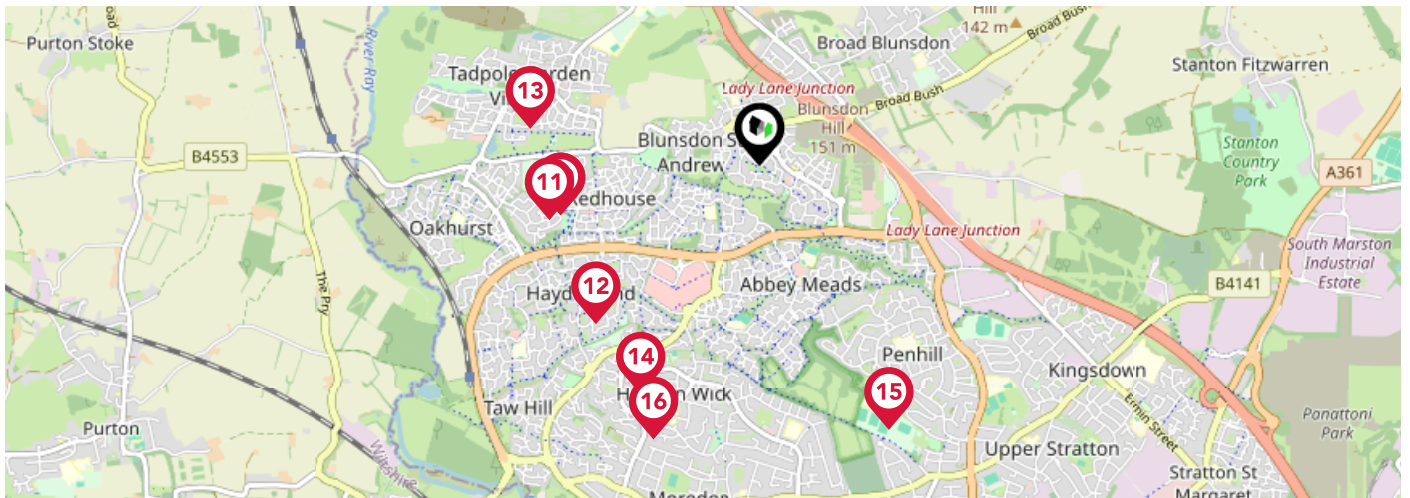
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
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 during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²

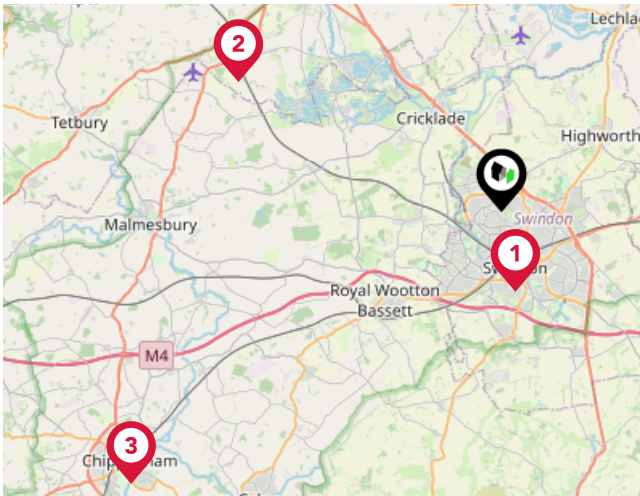


		Nursery	Primary	Secondary	College	Private
	Bridlewood Primary School Ofsted Rating: Good Pupils: 241 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Meads Community Primary School Ofsted Rating: Good Pupils: 524 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Leonard's Church of England Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catherine Wayte Primary School Ofsted Rating: Good Pupils: 417 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Morris Primary School Ofsted Rating: Not Rated Pupils: 39 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Churchward School Ofsted Rating: Not Rated Pupils: 41 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Western Academy Ofsted Rating: Not Rated Pupils: 369 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



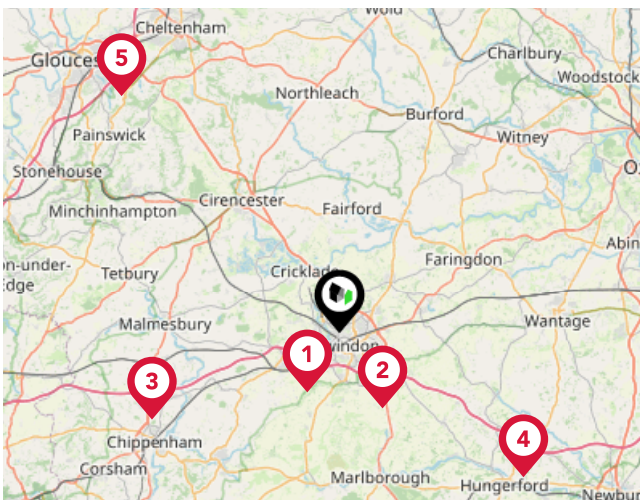
		Nursery	Primary	Secondary	College	Private
	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:1	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seven Fields Primary School Ofsted Rating: Requires Improvement Pupils: 336 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydon Wick Primary School Ofsted Rating: Outstanding Pupils: 276 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



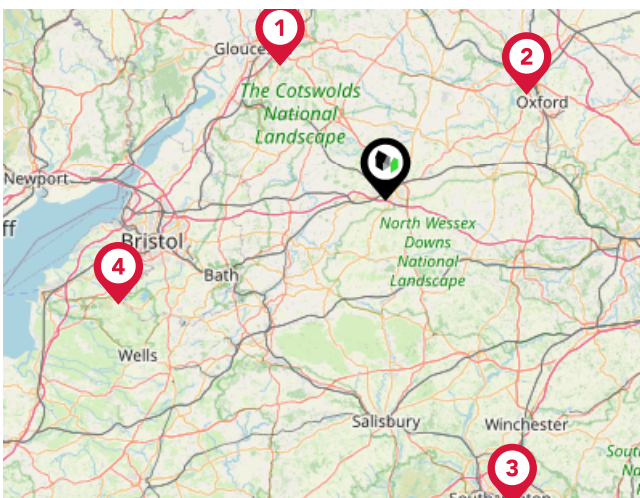
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.97 miles
2	Kemble Rail Station	10.78 miles
3	Chippenham Rail Station	16.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.94 miles
2	M4 J15	6.39 miles
3	M4 J17	15.31 miles
4	M4 J14	17.25 miles
5	M5 J11A	23.63 miles

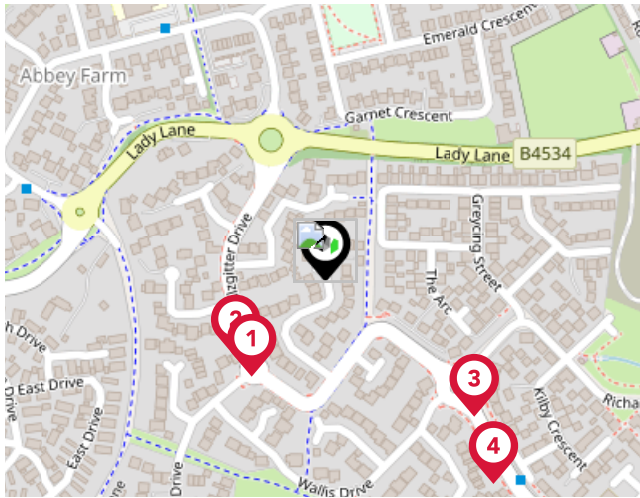


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	25.03 miles
2	London Oxford Airport	25.99 miles
3	Southampton Airport	49.26 miles
4	Bristol International Airport	42.18 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thornhill Drive	0.07 miles
2	Thornhill Drive	0.07 miles
3	Wallis Drive	0.11 miles
4	Wallis Drive	0.15 miles
5	Jovial Monk	0.21 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



Royal Mail