

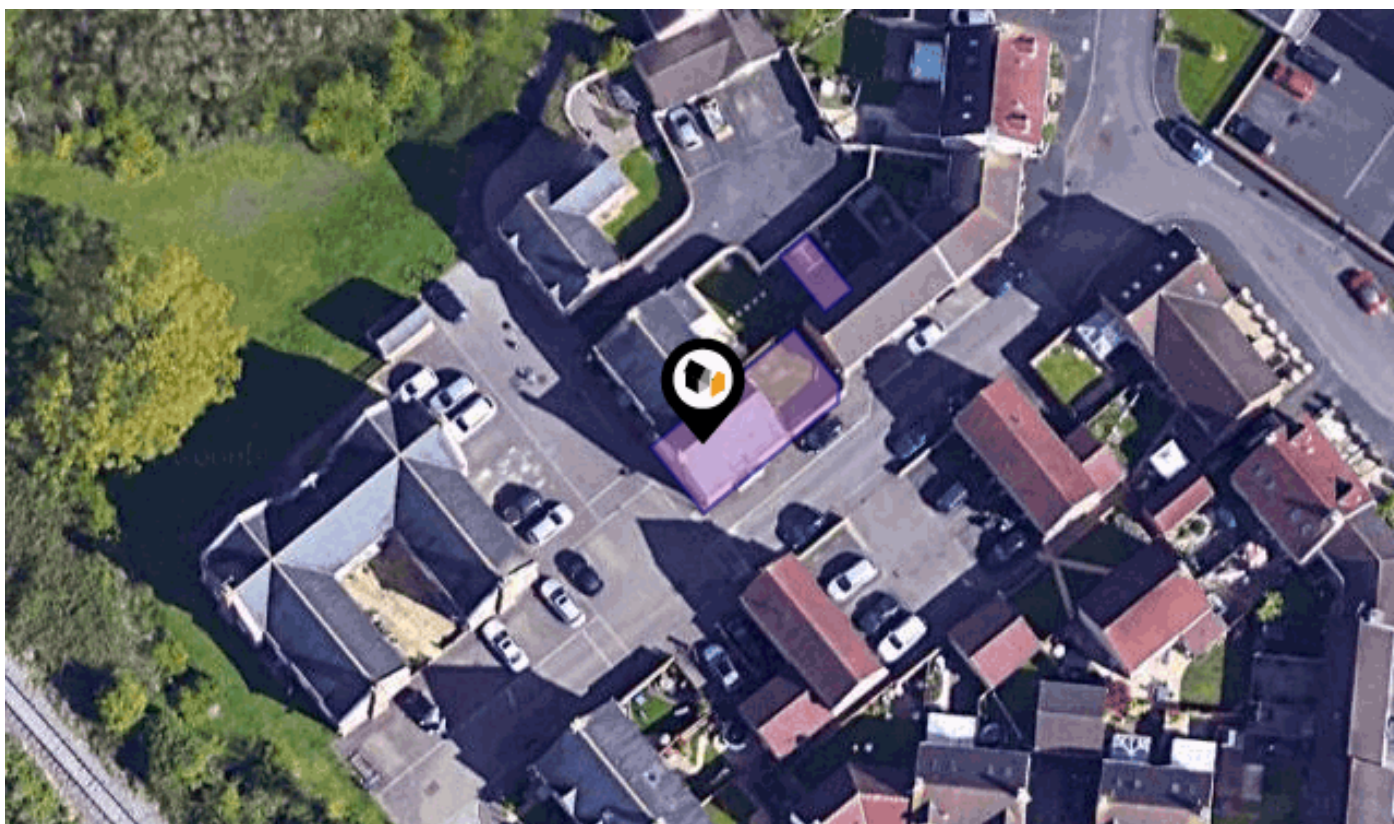


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 20th May 2024



MINNOW CLOSE, SWINDON, SN25

McFarlane Sales & Lettings Ltd

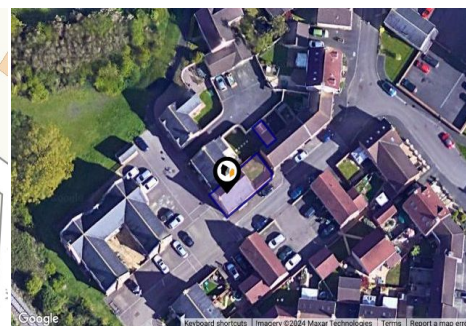
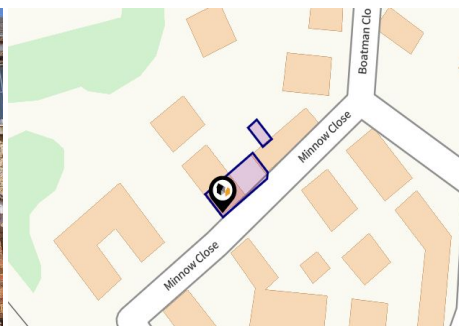
28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com





Property

Type:	Semi-Detached	Last Sold £/ft²:	£273
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.03 acres		
Year Built :	2004		
Council Tax :	Band E		
Annual Estimate:	£2,686		
Title Number:	WT233558		
UPRN:	10010428438		

Local Area

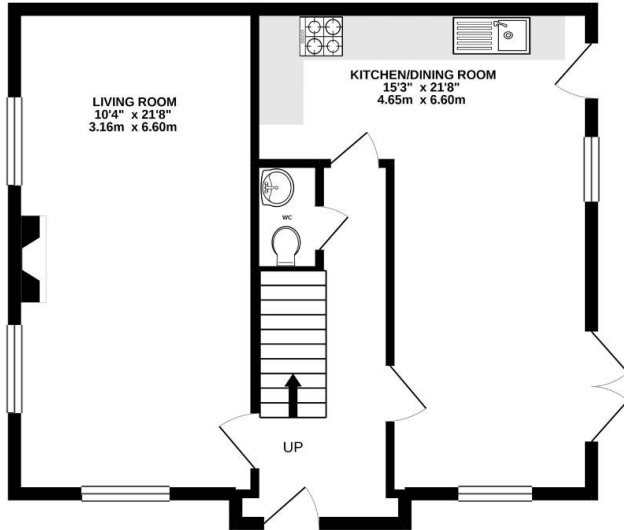
Local Authority:	Swindon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Satellite/Fibre TV Availability:

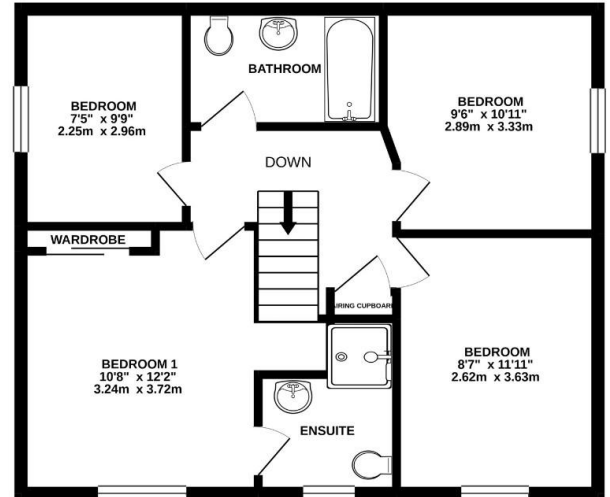


MINNOW CLOSE, SWINDON, SN25

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate

Minnow Close, SN25

Energy rating

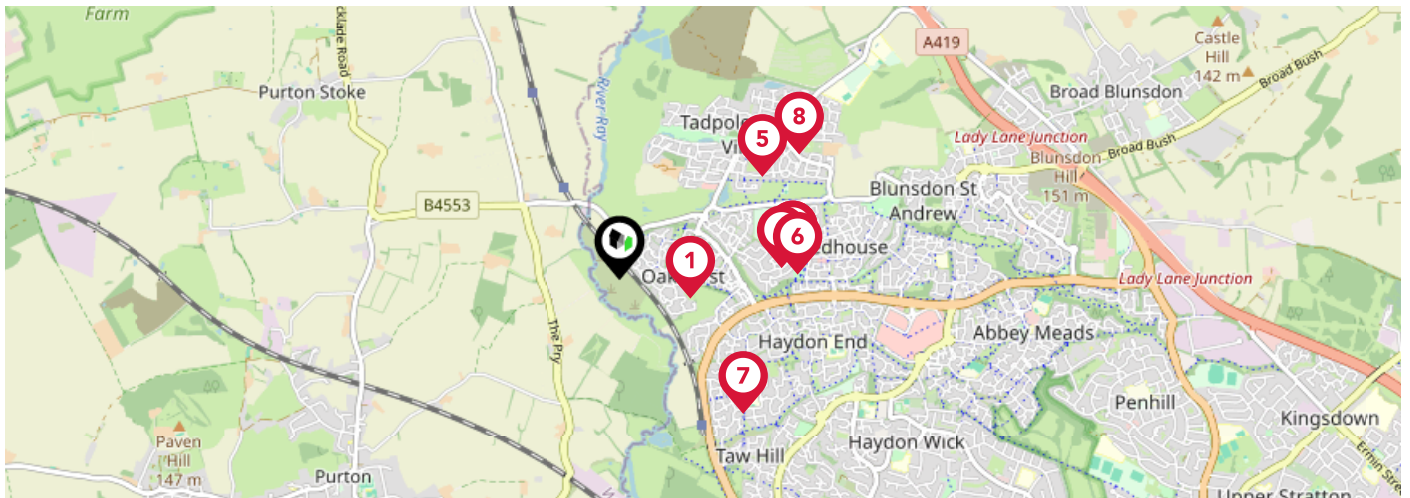
C









Valid until 27.01.2026

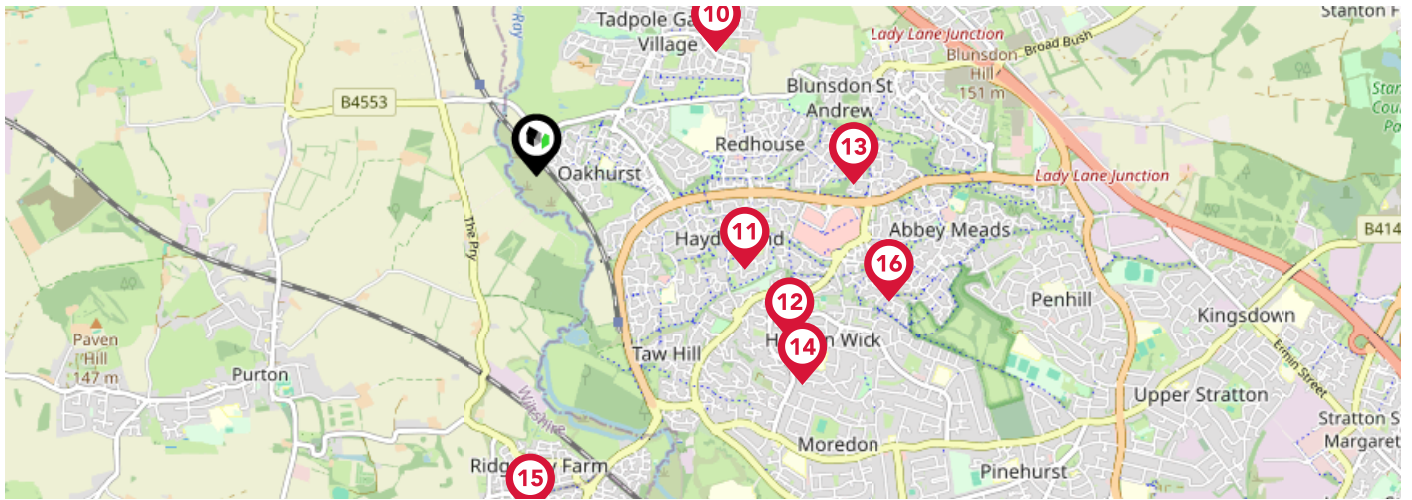
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
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 75% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	108 m ²

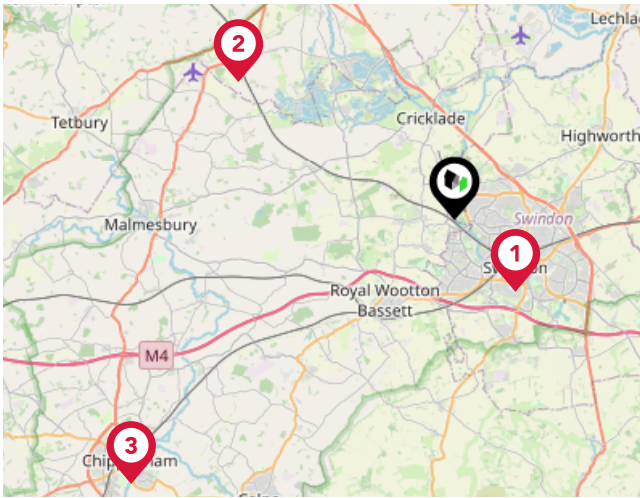


		Nursery	Primary	Secondary	College	Private
	Oakhurst Community Primary School Ofsted Rating: Good Pupils: 455 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Oaks Primary School Ofsted Rating: Good Pupils: 507 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimble Hill Special School Ofsted Rating: Good Pupils: 100 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Uplands School Ofsted Rating: Outstanding Pupils: 134 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tadpole Farm CofE Primary Academy Ofsted Rating: Good Pupils: 472 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Park School Ofsted Rating: Inadequate Pupils: 1003 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Francis CofE Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:0.84	<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:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



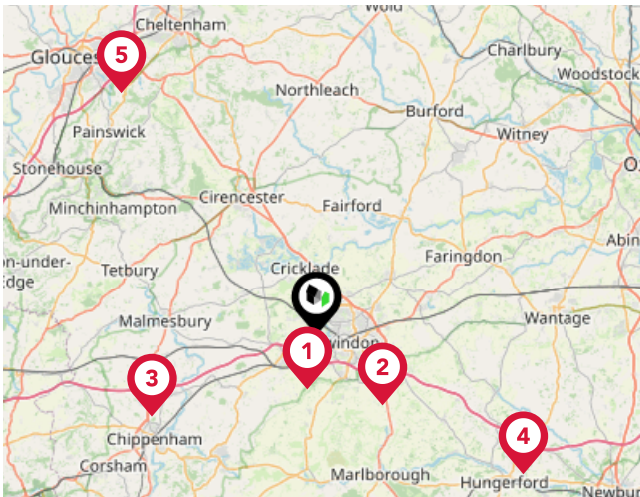
		Nursery	Primary	Secondary	College	Private
	Churchward School Ofsted Rating: Not Rated Pupils: 41 Distance: 1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Western Academy Ofsted Rating: Not Rated Pupils: 369 Distance: 1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
	Haydonleigh Primary School Ofsted Rating: Good Pupils: 627 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridlewood Primary School Ofsted Rating: Good Pupils: 241 Distance: 1.46	<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: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgeway Farm CofE Academy Ofsted Rating: Good Pupils: 182 Distance: 1.56	<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: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



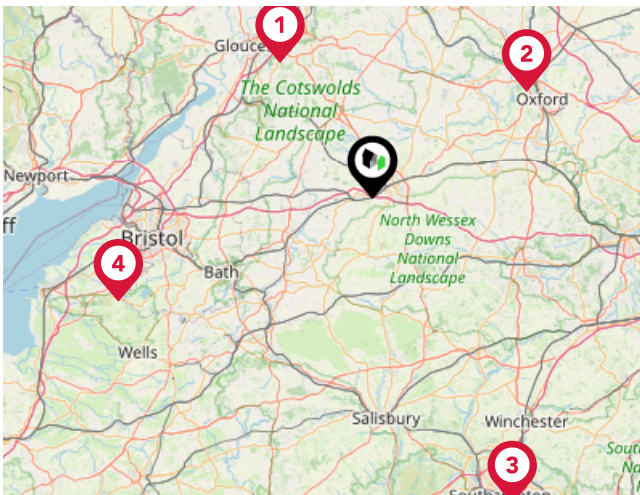
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	3.45 miles
2	Kemble Rail Station	9.44 miles
3	Chippenham Rail Station	15.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	4.08 miles
2	M4 J15	7.16 miles
3	M4 J17	13.64 miles
4	M4 J14	18.46 miles
5	M5 J11A	22.74 miles

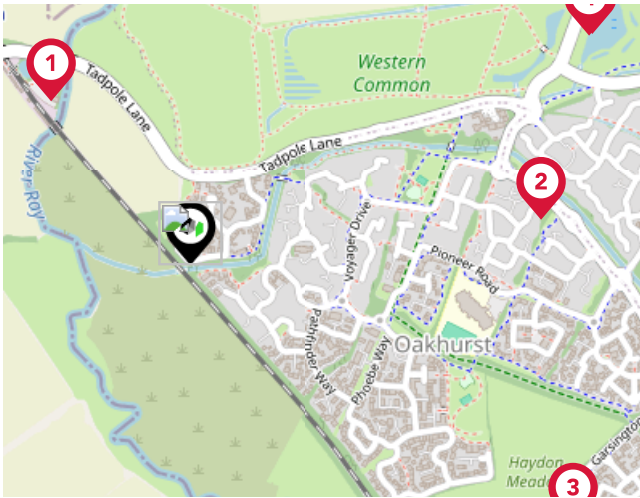


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	24.27 miles
2	London Oxford Airport	27.55 miles
3	Southampton Airport	49.68 miles
4	Bristol International Airport	40.48 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.25 miles
2	Voyager Drive	0.41 miles
3	Garsington Drive	0.53 miles
4	Tadpole Cross	0.53 miles
5	Tadpole Cross	0.53 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:



mcfarlane

SALES & LETTINGS

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

