

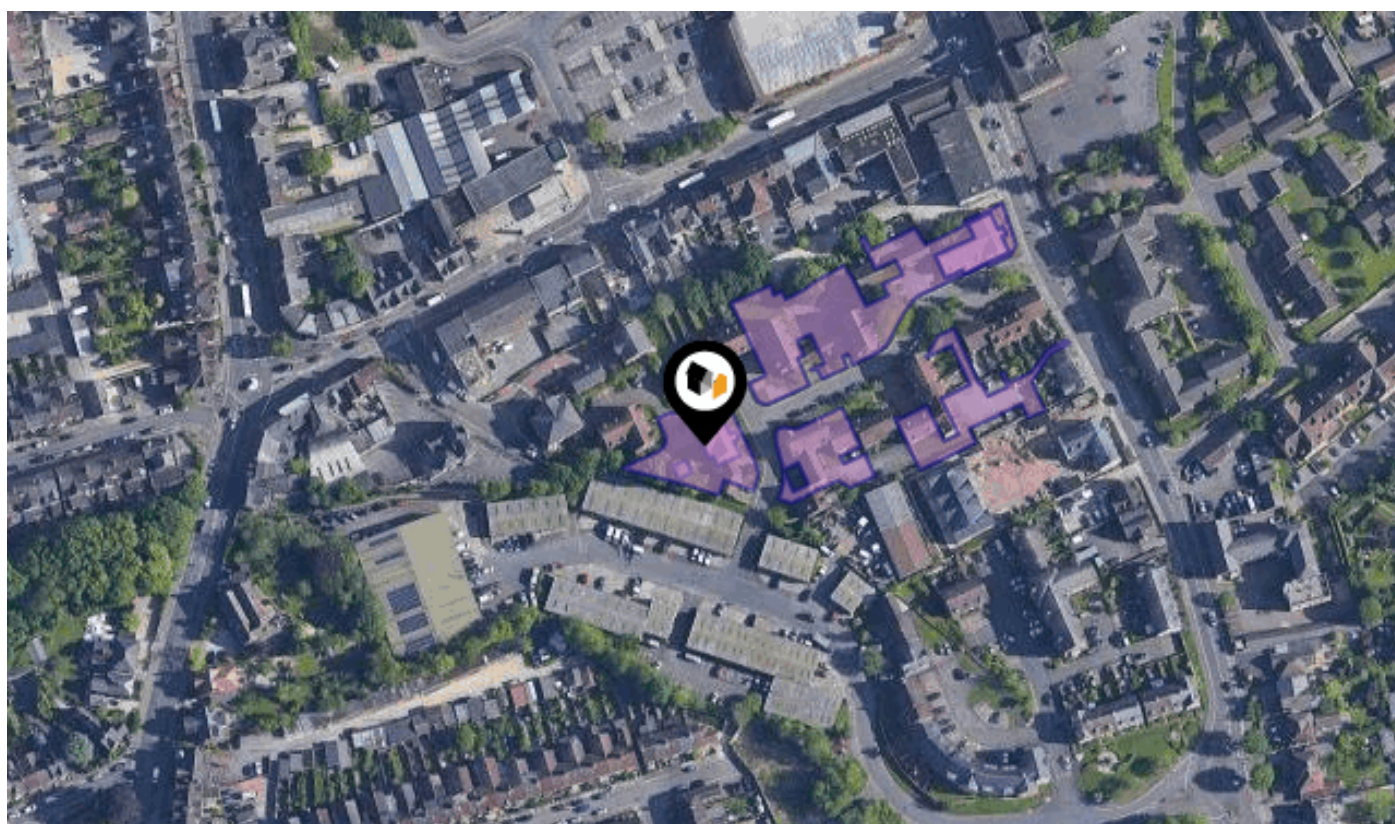


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 04th June 2024



DEWELL MEWS, SWINDON, SN3

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£198
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	570 ft ² / 53 m ²	Start Date:	06/11/2011
Plot Area:	1.07 acres	End Date:	07/11/2136
Year Built :	1983-1990	Lease Term:	125 years from 7 November 2011
Council Tax :	Band C	Term Remaining:	112 years
Annual Estimate:	£1,954		
Title Number:	WT298566		
UPRN:	100121128558		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN3

Energy rating

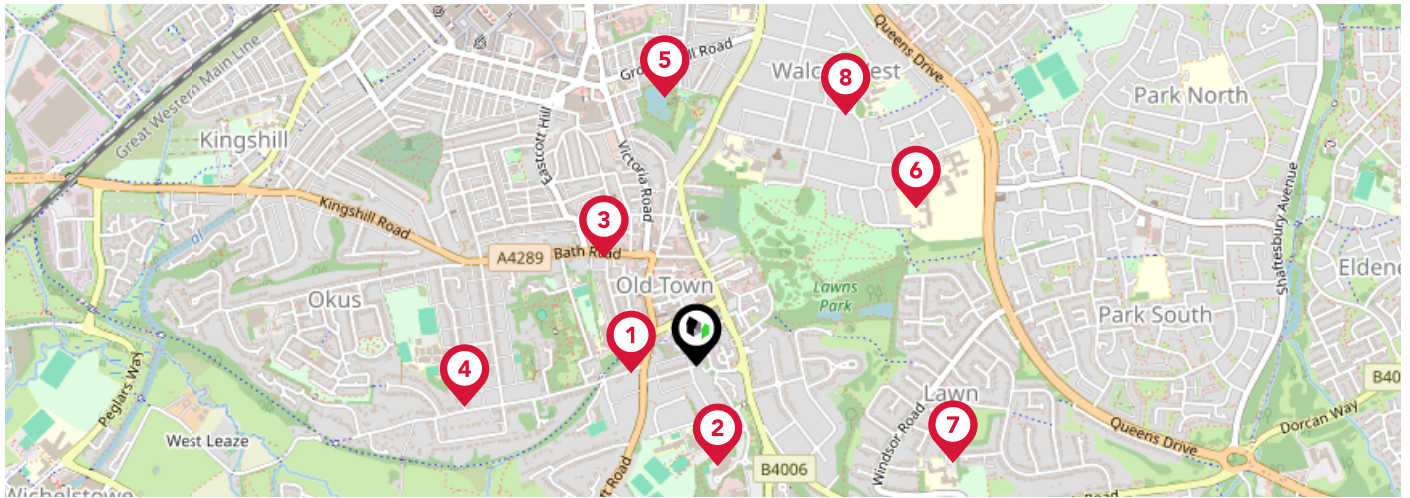
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Valid until 17.01.2034

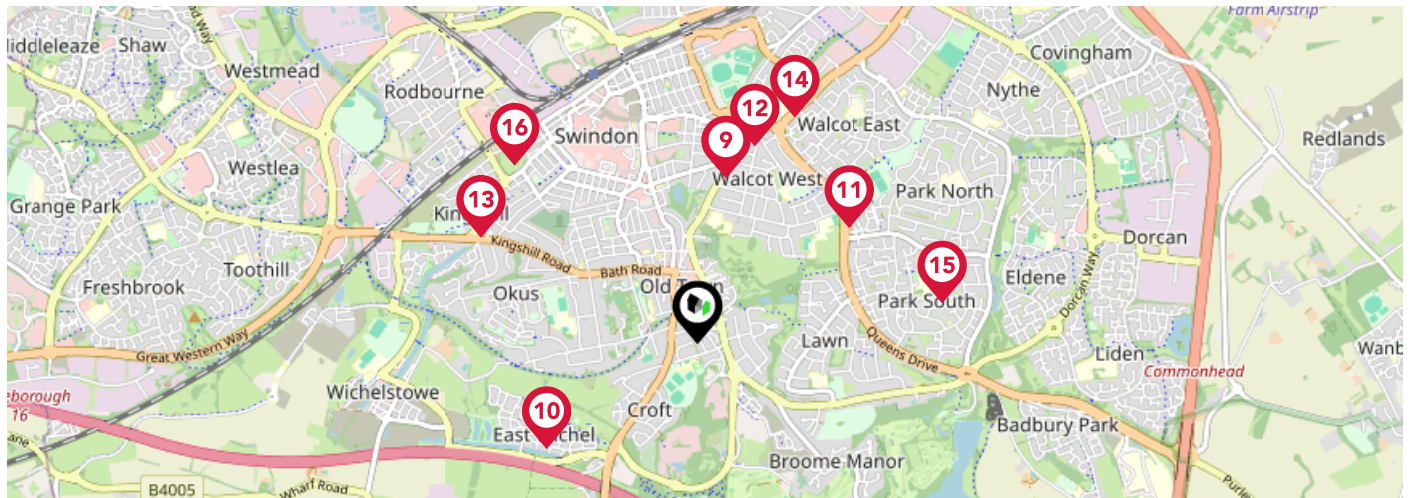
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
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, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

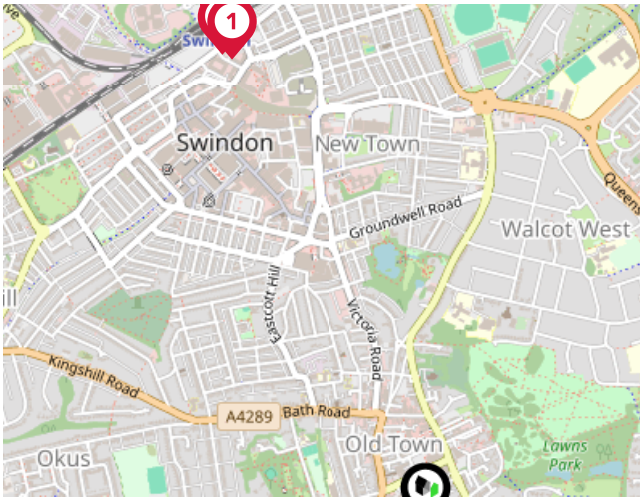


		Nursery	Primary	Secondary	College	Private
1	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



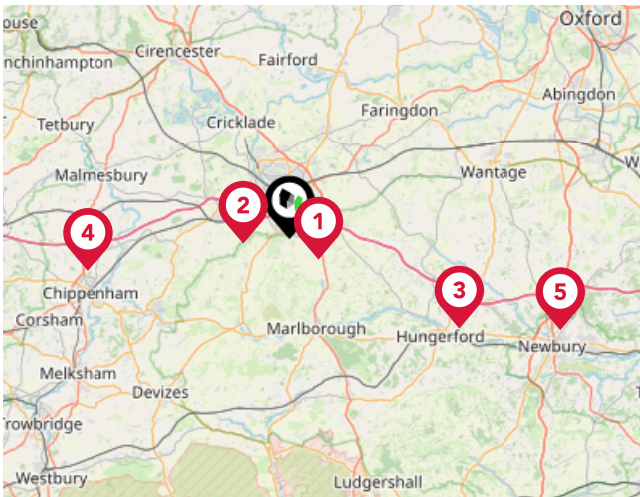
	Nursery	Primary	Secondary	College	Private
 Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 New College Swindon Ofsted Rating: Good Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:1.1	<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:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 OakTree Nursery and Primary School Ofsted Rating: Good Pupils: 399 Distance:1.14	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



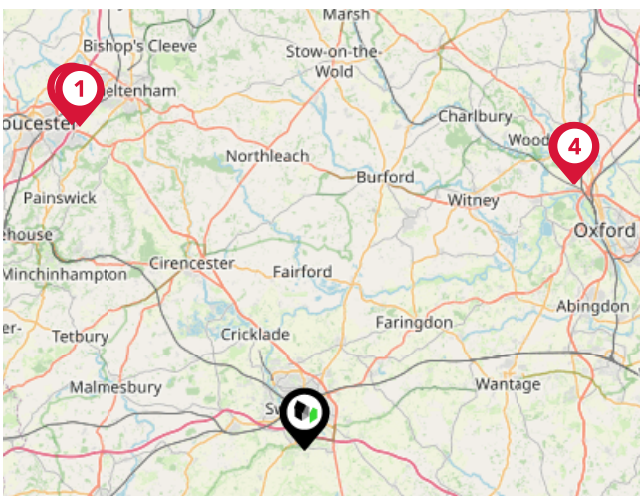
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.17 miles
2	Swindon Rail Station	1.18 miles
3	Swindon Rail Station	1.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	2.64 miles
2	M4 J16	3.4 miles
3	M4 J14	14.22 miles
4	M4 J17	15.11 miles
5	M4 J13	21.09 miles

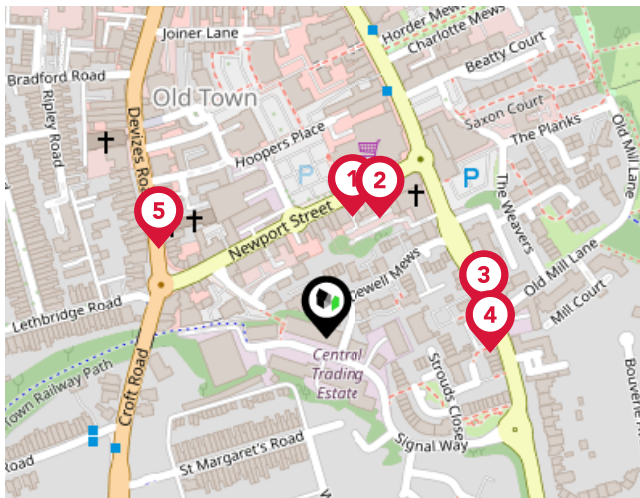


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.85 miles
2	Gloucestershire Airport	29.39 miles
3	London Oxford Airport	27.86 miles
4	London Oxford Airport	27.89 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newport Street Co-op	0.07 miles
2	Newport Street Co-op	0.08 miles
3	Old Mill Lane	0.09 miles
4	Old Mill Lane	0.09 miles
5	Evangelical Church	0.11 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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Valuation Office Agency

