

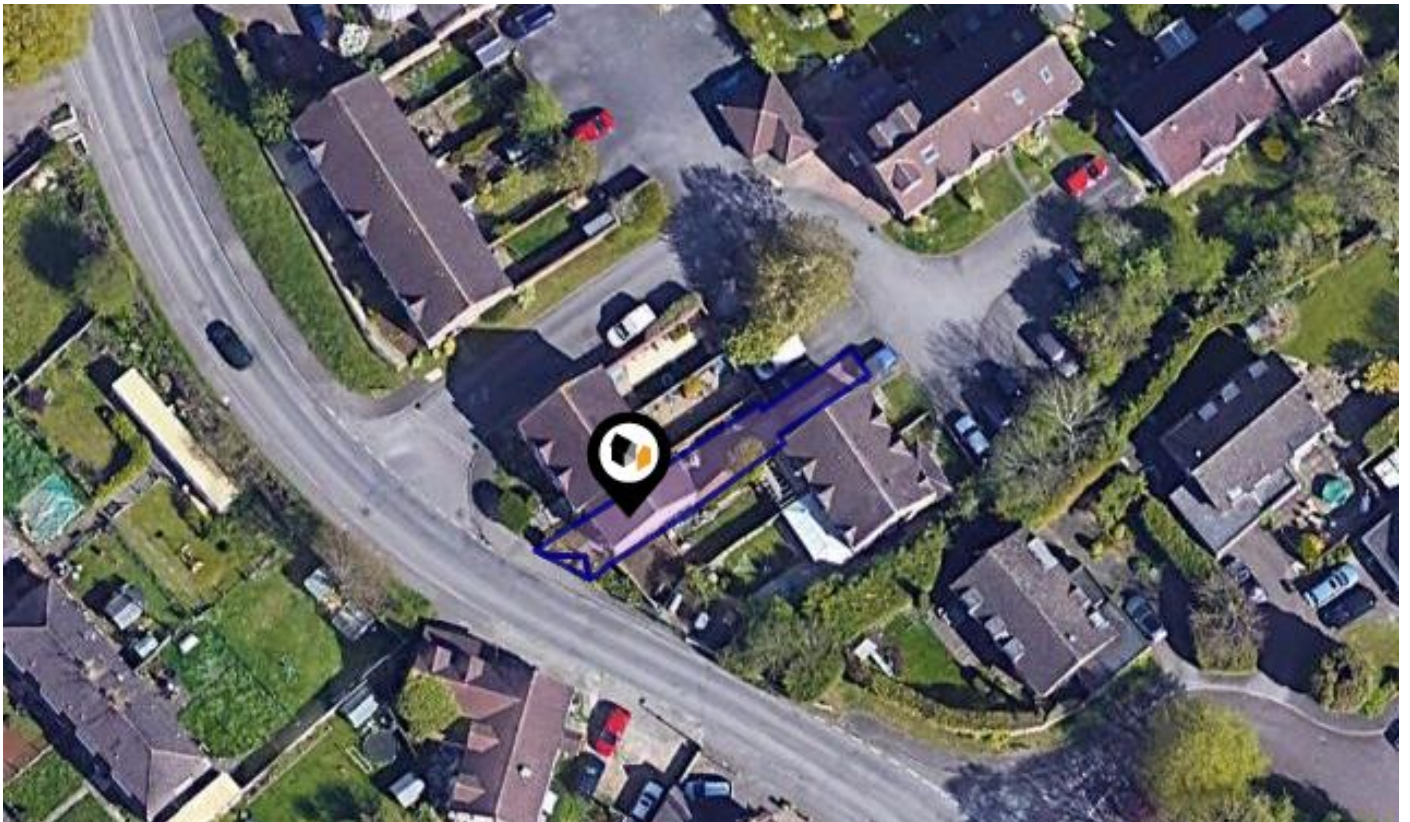


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 18th June 2024



**QUARRYBROOK CLOSE, SOUTH MARSTON, SWINDON,
SN3**

McFarlane Sales & Lettings Ltd

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.03 acres		
Year Built :	1995		
Council Tax :	Band C		
Annual Estimate:	£1,954		
Title Number:	WT186873		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SOUTH MARSTON, SWINDON, SN3

Energy rating

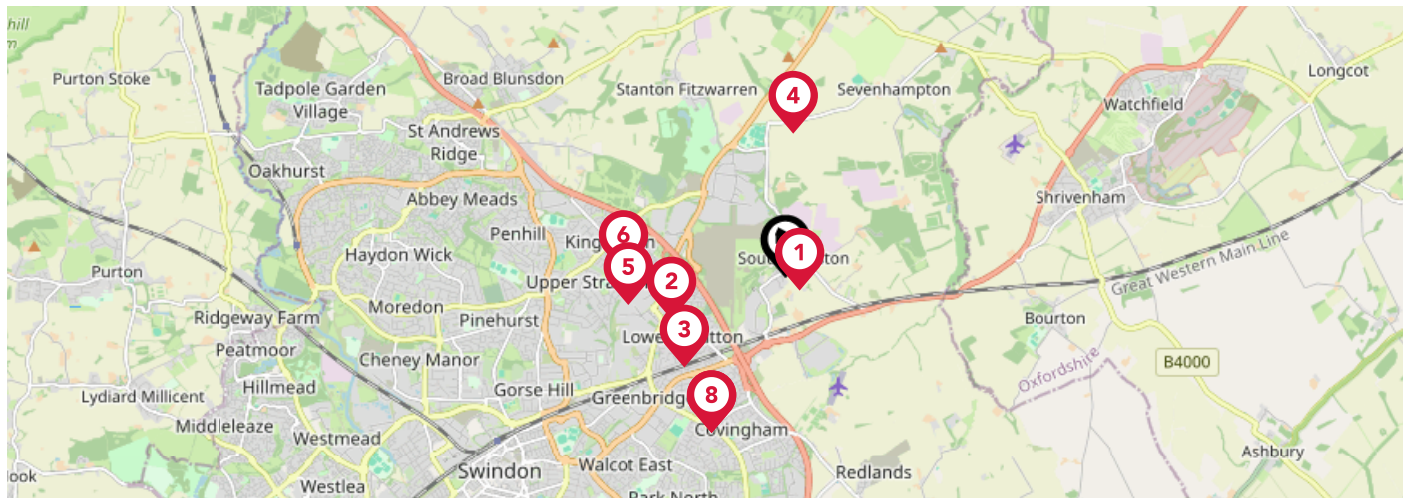
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Valid until 23.01.2031

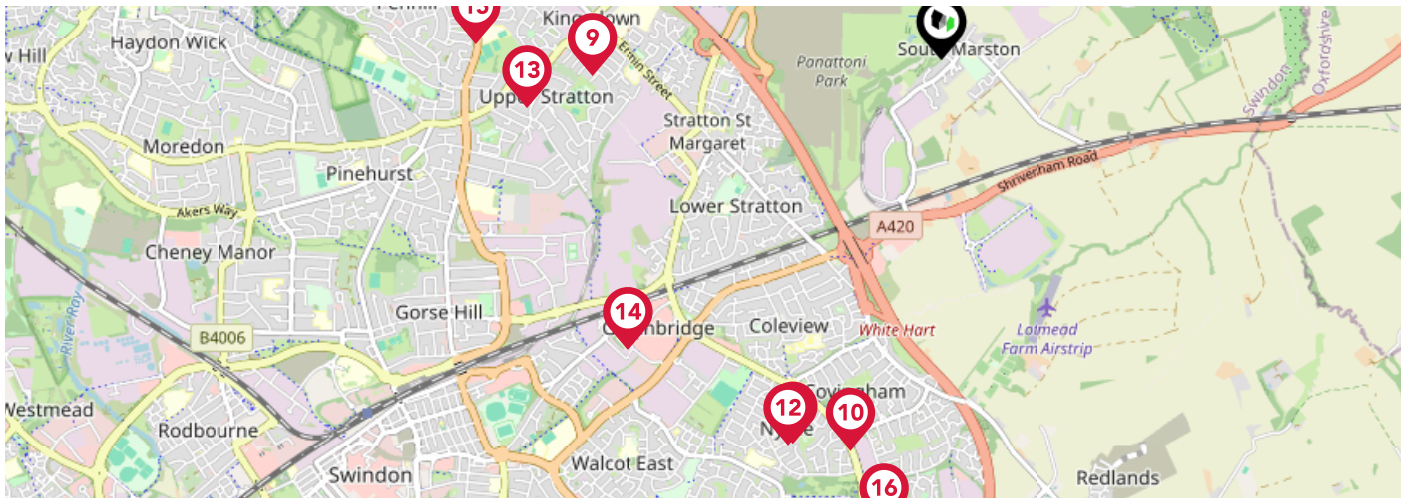
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
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, 300 mm loft insulation
Roof Energy:	Very 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:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	61 m ²

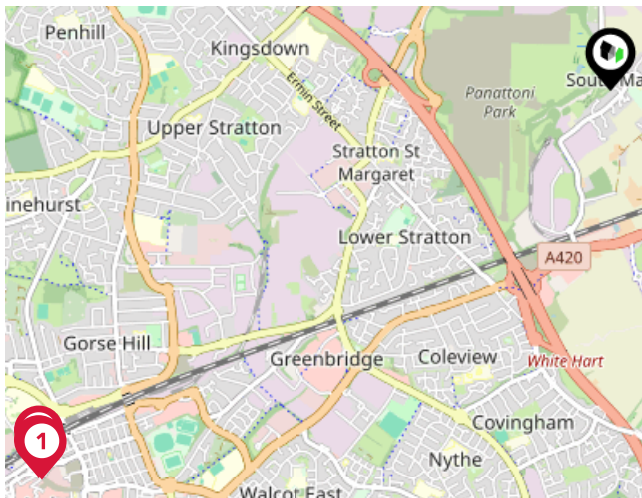


		Nursery	Primary	Secondary	College	Private
1	South Marston Church of England Primary School Ofsted Rating: Good Pupils: 112 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grange Infants' School Ofsted Rating: Requires Improvement Pupils: 262 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grange Junior School Ofsted Rating: Inadequate Pupils: 330 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Maranatha Christian School Ofsted Rating: Not Rated Pupils: 56 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ruskin Junior School Ofsted Rating: Requires Improvement Pupils: 304 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingsdown School Ofsted Rating: Good Pupils: 955 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Colebrook Infant Academy Ofsted Rating: Good Pupils: 138 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Colebrook Junior School Ofsted Rating: Good Pupils: 182 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



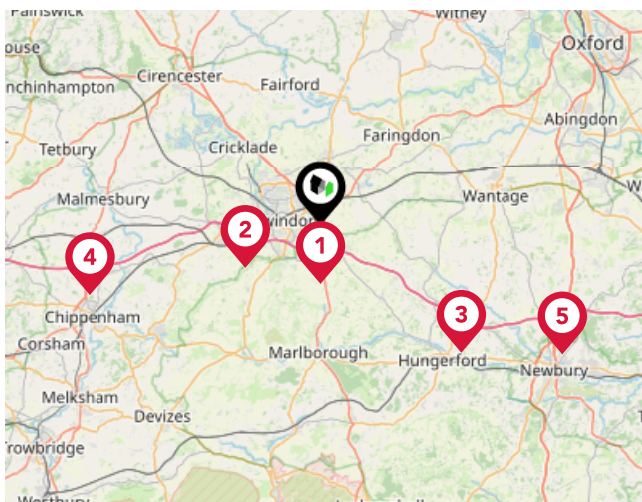
		Nursery	Primary	Secondary	College	Private
	St Catherine's Catholic Primary School, Swindon Ofsted Rating: Good Pupils: 213 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Covingham Park Primary School Ofsted Rating: Good Pupils: 381 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nyland School Ofsted Rating: Good Pupils: 58 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nythe Primary School Ofsted Rating: Good Pupils:0 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechcroft Infant School Ofsted Rating: Good Pupils: 242 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horizons College Ofsted Rating: Not Rated Pupils:0 Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's Academy Ofsted Rating: Good Pupils: 72 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Dorcan Academy Ofsted Rating: Good Pupils: 757 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



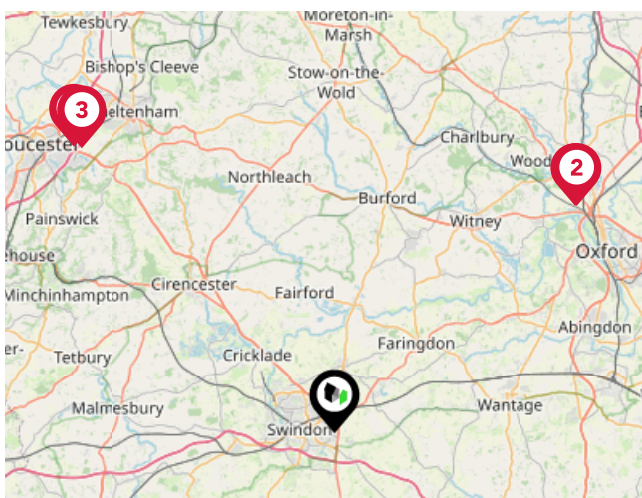
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	3.18 miles
2	Swindon Rail Station	3.16 miles
3	Swindon Rail Station	3.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	4.45 miles
2	M4 J16	6.41 miles
3	M4 J14	14.1 miles
4	M4 J17	17.88 miles
5	M4 J13	20.22 miles

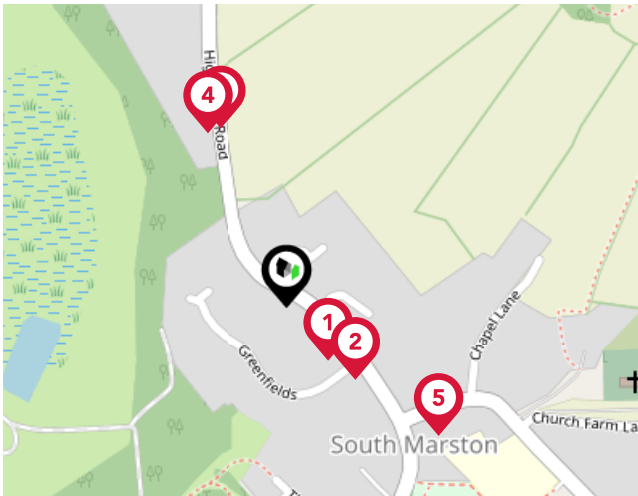


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	24.3 miles
2	London Oxford Airport	24.33 miles
3	Gloucestershire Airport	27.93 miles
4	Gloucestershire Airport	28.5 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Greenfields	0.04 miles
2	Greenfields	0.06 miles
3	The Bungalows	0.11 miles
4	The Bungalows	0.11 miles
5	Village Hall	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

