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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 19th June 2024



UPHAM ROAD, SWINDON, SN3

McFarlane Sales & Lettings Ltd

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,954		
Title Number:	WT154844		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	53 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Property EPC - Certificate

Upham Road, SN3

Energy rating

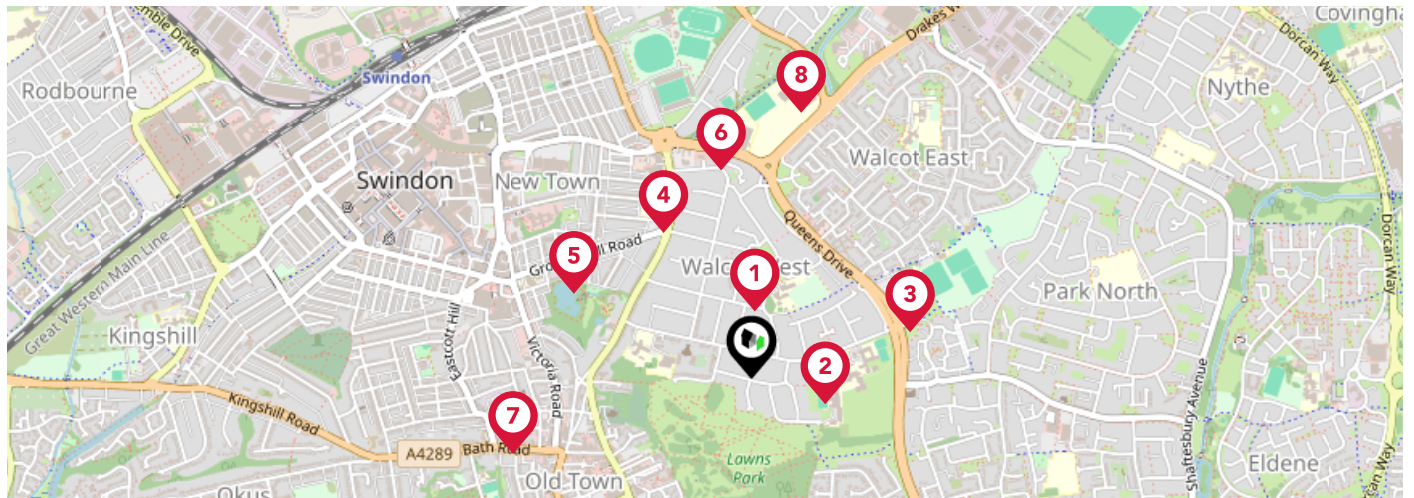
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Valid until 03.09.2029

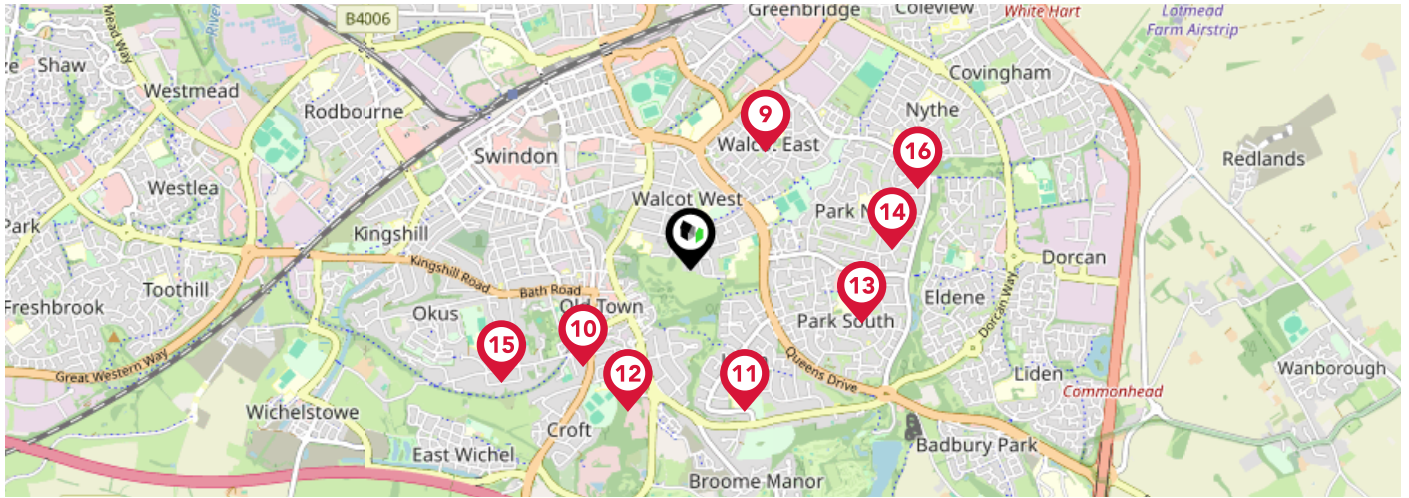
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	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 before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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 55% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²

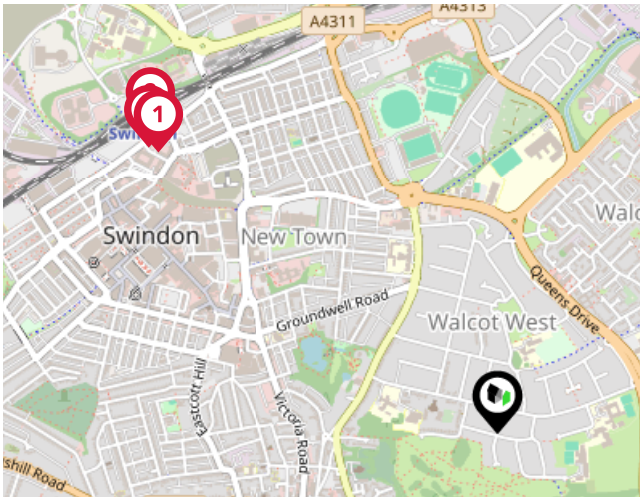


		Nursery	Primary	Secondary	College	Private
1	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	New College Swindon Ofsted Rating: Good Pupils:0 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



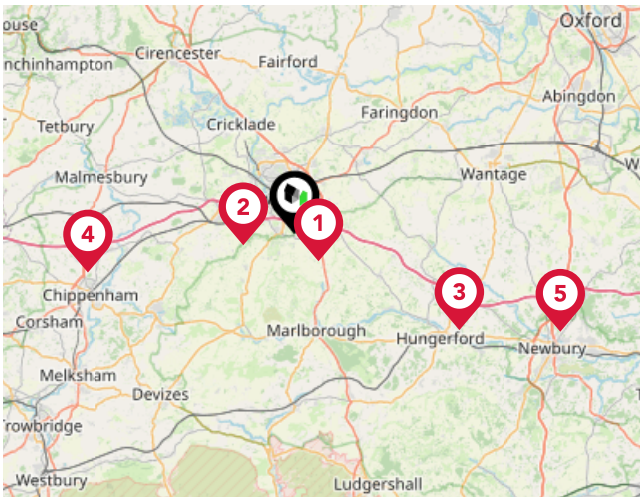
	Nursery	Primary	Secondary	College	Private
 Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 OakTree Nursery and Primary School Ofsted Rating: Good Pupils: 399 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Goddard Park Community Primary School Ofsted Rating: Good Pupils: 593 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Commonweal School Ofsted Rating: Good Pupils: 1386 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 363 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



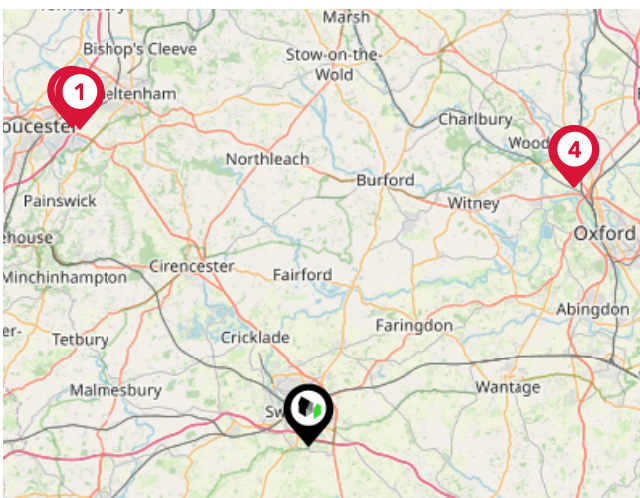
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.02 miles
2	Swindon Rail Station	1.04 miles
3	Swindon Rail Station	1.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	2.68 miles
2	M4 J16	3.8 miles
3	M4 J14	14.13 miles
4	M4 J17	15.51 miles
5	M4 J13	20.91 miles

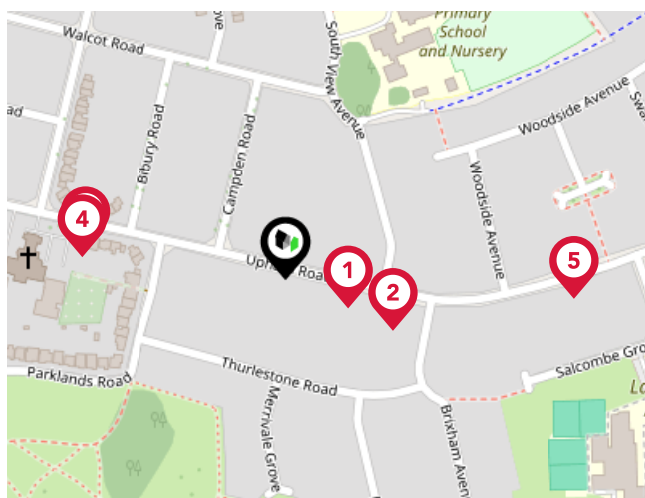


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.7 miles
2	Gloucestershire Airport	29.24 miles
3	London Oxford Airport	27.32 miles
4	London Oxford Airport	27.35 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	South View Avenue	0.04 miles
2	South View Avenue	0.07 miles
3	Immanuel Church	0.12 miles
4	Immanuel Church	0.12 miles
5	Woodside Avenue	0.17 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

