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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 04th July 2024



CRAWFORD CLOSE, FRESHBROOK, SWINDON, SN5

McFarlane Sales & Lettings Ltd

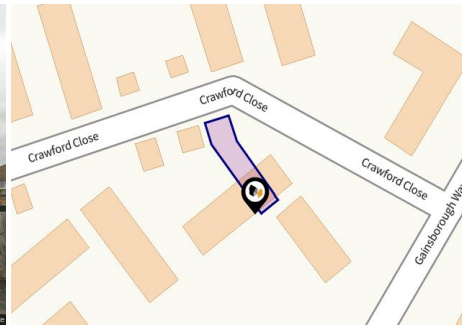
28-30 Wood Street Swindon SN1 4AB

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,710		
Title Number:	WT53014		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Freshbrook, SN5

Energy rating

C

Valid until 14.10.2031

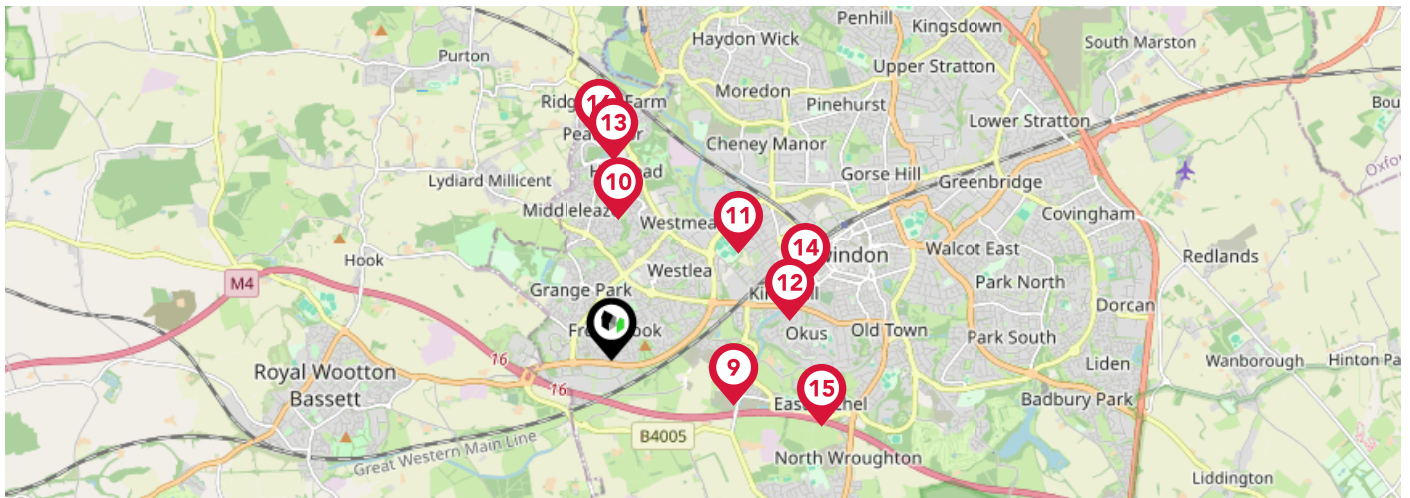
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²



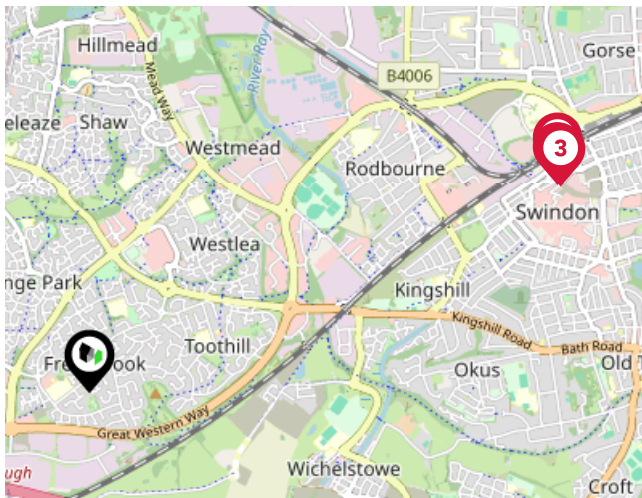
	Nursery	Primary	Secondary	College	Private
<p>1 Millbrook Primary School Ofsted Rating: Good Pupils: 323 Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Oliver Tomkins Church of England Junior School Ofsted Rating: Good Pupils: 231 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Oliver Tomkins Church of England Infant and Nursery School Ofsted Rating: Good Pupils: 166 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hazelwood Academy Ofsted Rating: Good Pupils: 254 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Lydiard Park Academy Ofsted Rating: Good Pupils: 1244 Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Tregoze Primary School Ofsted Rating: Good Pupils: 210 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Westlea Primary School Ofsted Rating: Good Pupils: 302 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Shaw Ridge Primary School Ofsted Rating: Good Pupils: 419 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Deanery CE Academy Ofsted Rating: Not Rated Pupils: 130 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brook Field Primary School Ofsted Rating: Good Pupils:0 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Even Swindon Primary School Ofsted Rating: Good Pupils: 706 Distance:1.52	<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:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peatmoor Community Primary School Ofsted Rating: Good Pupils: 194 Distance:1.84	<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:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:2.02	<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:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

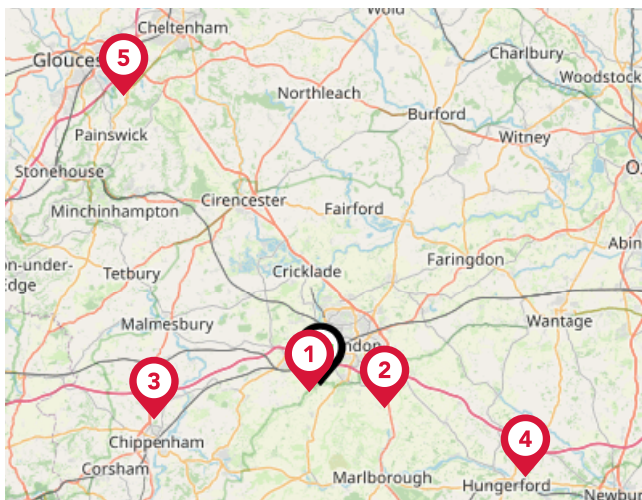
Area

Transport (National)



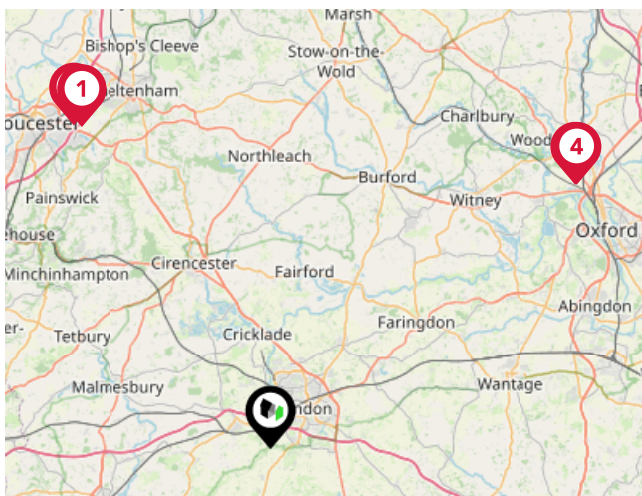
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	2.36 miles
2	Swindon Rail Station	2.38 miles
3	Swindon Rail Station	2.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	0.89 miles
2	M4 J15	5.03 miles
3	M4 J17	12.55 miles
4	M4 J14	16.63 miles
5	M5 J11A	25.69 miles

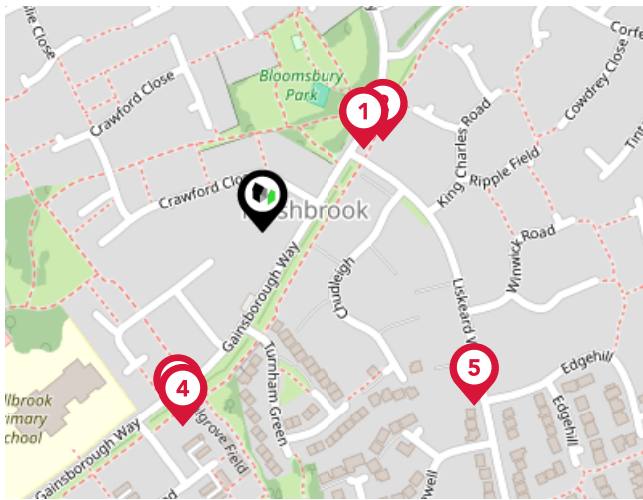


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.35 miles
2	Gloucestershire Airport	27.85 miles
3	London Oxford Airport	29.7 miles
4	London Oxford Airport	29.73 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Freshbrook Way	0.08 miles
2	Freshbrook Way	0.09 miles
3	Chalgrove Field	0.12 miles
4	Chalgrove Field	0.12 miles
5	Edgehill	0.16 miles



McFarlane Sales & Lettings Ltd

McFarlane Sales & Lettings are a forward-thinking Estate Agents with an enviable reputation. The highly experienced team have more than 50 years of local experience. This is invaluable in the current property market. The team is headed up by Tim Stanley having worked in Gloucestershire and Wiltshire for many years. Tim still enjoys the constant challenge and working with clients to enable their dreams and move home. Craig Norris is a senior member of this team and brings substantial local knowledge and experience to proceedings. Rest assured all valuations and viewings will be dealt with by an experienced team member. The additional benefit to McFarlane is our seasoned and dedicated in-house Sales Progressor Christina Hughes. Christina liaises with clients and buyers alike; this is a close and professional team that goes the extra mile. Don't just take our word for it check out the recent client reviews!

If you want a professional experienced estate agent that combines, modern techniques with trusted values and integrity, then call one of the team on 01793 751 044.

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

