

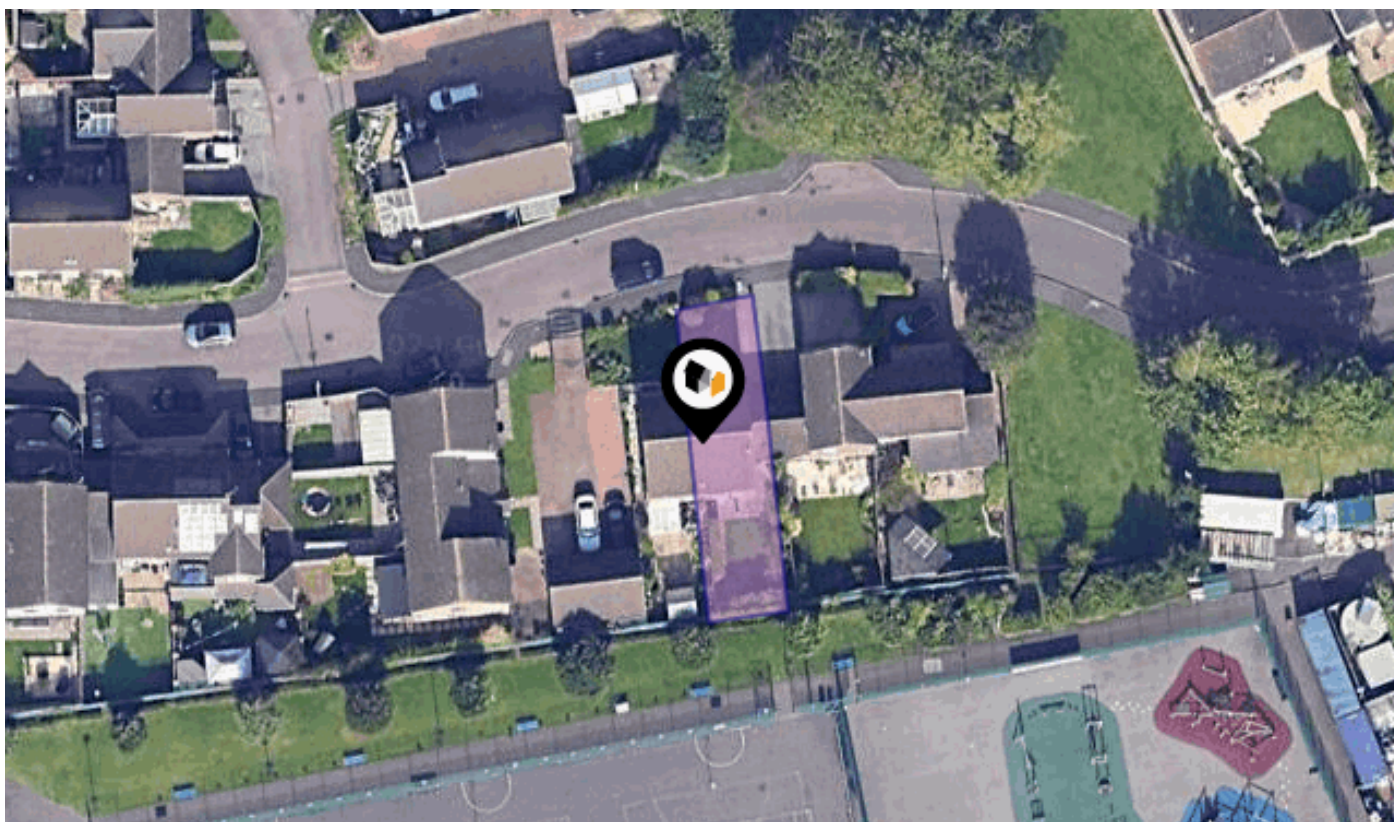


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 24th July 2024



OLIVE GROVE, SWINDON, SN25

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com








Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.05 acres		
Year Built :	1996-2002		
Council Tax :	Band C		
Annual Estimate:	£1,954		
Title Number:	WT79061		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	67 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

SN25

Energy rating

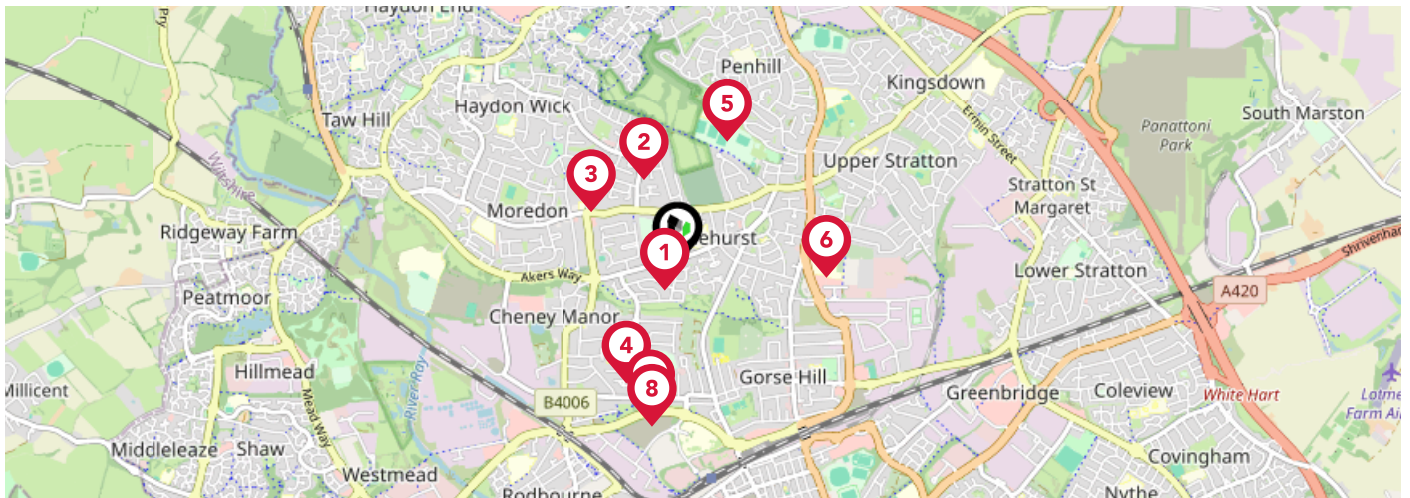
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Valid until 14.08.2032

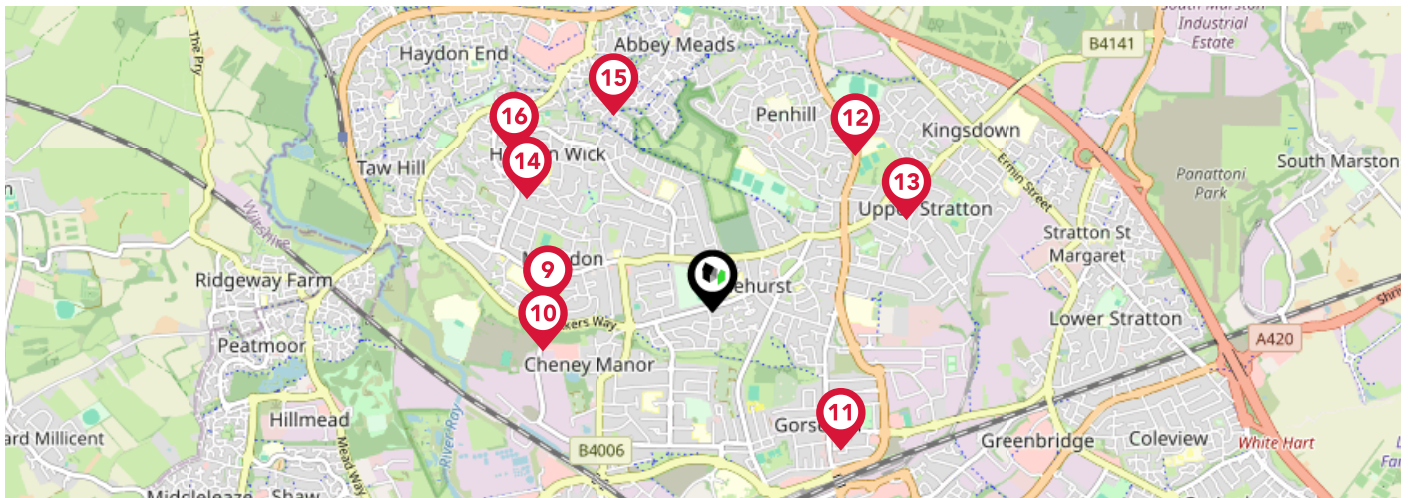
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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, 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, limited insulation (assumed)
Total Floor Area:	58 m ²



		Nursery	Primary	Secondary	College	Private
1	Swindon Academy Ofsted Rating: Good Pupils: 1858 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Greenmeadow Primary School Ofsted Rating: Good Pupils: 246 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rodbourne Cheney Primary School Ofsted Rating: Outstanding Pupils: 284 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 397 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Seven Fields Primary School Ofsted Rating: Requires Improvement Pupils: 336 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Crowdys Hill School Ofsted Rating: Good Pupils: 230 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ferndale Primary School & Nursery Ofsted Rating: Good Pupils: 508 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	EOTAS Swindon Ofsted Rating: Good Pupils: 88 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Moredon Primary School Ofsted Rating: Outstanding Pupils: 443 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nova Hreod Academy Ofsted Rating: Good Pupils: 832 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorse Hill Primary School Ofsted Rating: Requires Improvement Pupils: 483 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's Academy Ofsted Rating: Good Pupils: 72 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechcroft Infant School Ofsted Rating: Good Pupils: 242 Distance:0.99	<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	<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:1.01	<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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

McFarlane Sales & Lettings Ltd

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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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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SALES & LETTINGS

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Valuation Office Agency

