

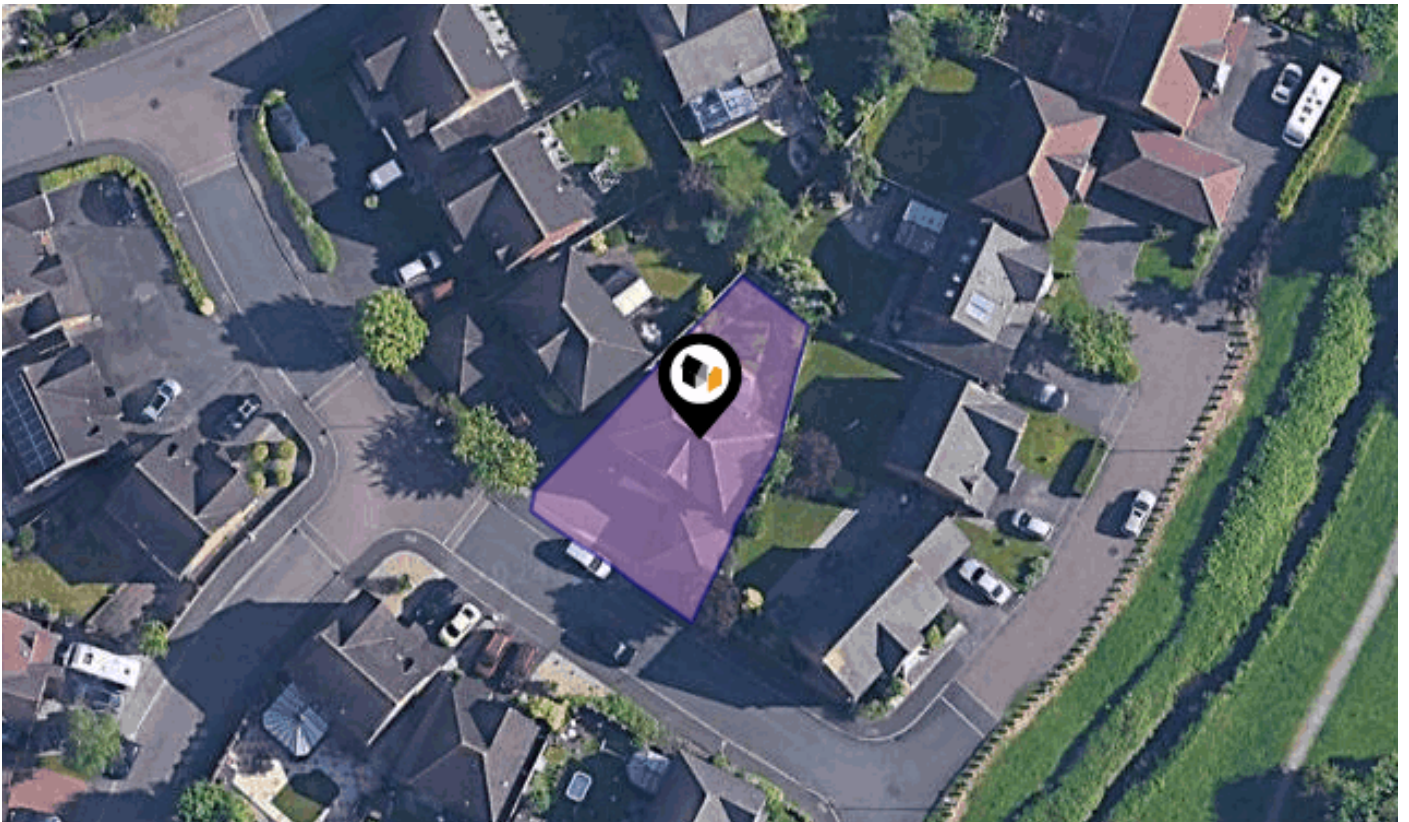


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18<sup>th</sup> June 2024



**7, SWORD GARDENS, SWINDON, SN5 8ZE**

## Avocado Property

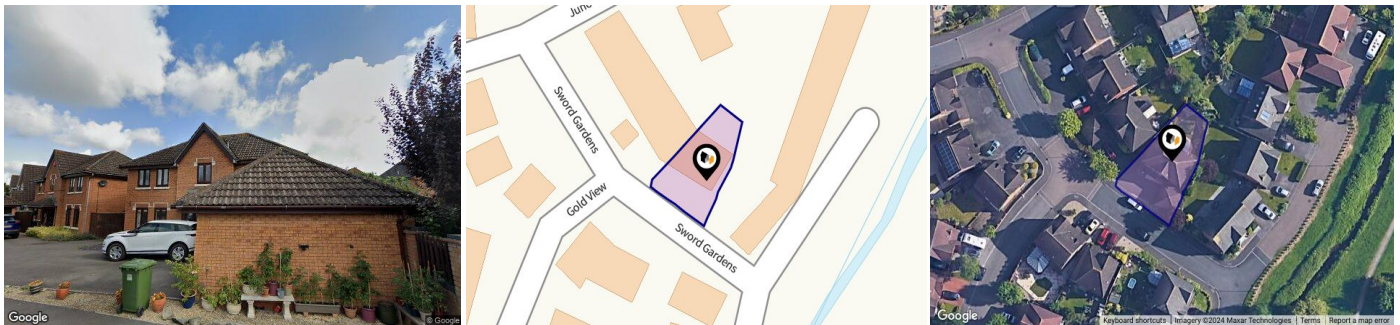
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	02/11/2018
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£442,000
<b>Floor Area:</b>	1,463 ft <sup>2</sup> / 136 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£301
<b>Plot Area:</b>	0.08 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1996		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,175		
<b>Title Number:</b>	WT155425		
<b>UPRN:</b>	200001842817		

## Local Area

<b>Local Authority:</b>	Swindon	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)	
<b>Conservation Area:</b>	No	<b>15</b> mb/s	<b>1000</b> mb/s
<b>Flood Risk:</b>			
• Rivers & Seas	No Risk		
• Surface Water	Low		

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



7, Sword Gardens, SN5 8ZE

Energy rating

**D**

Valid until 13.06.2028

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

# Property

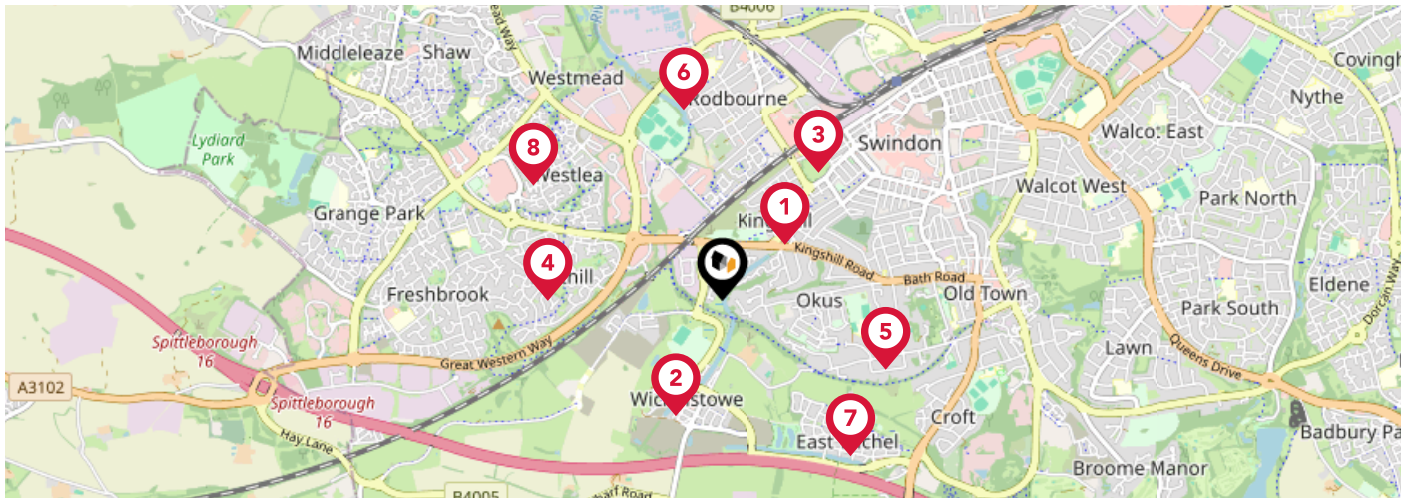
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	136 m <sup>2</sup>

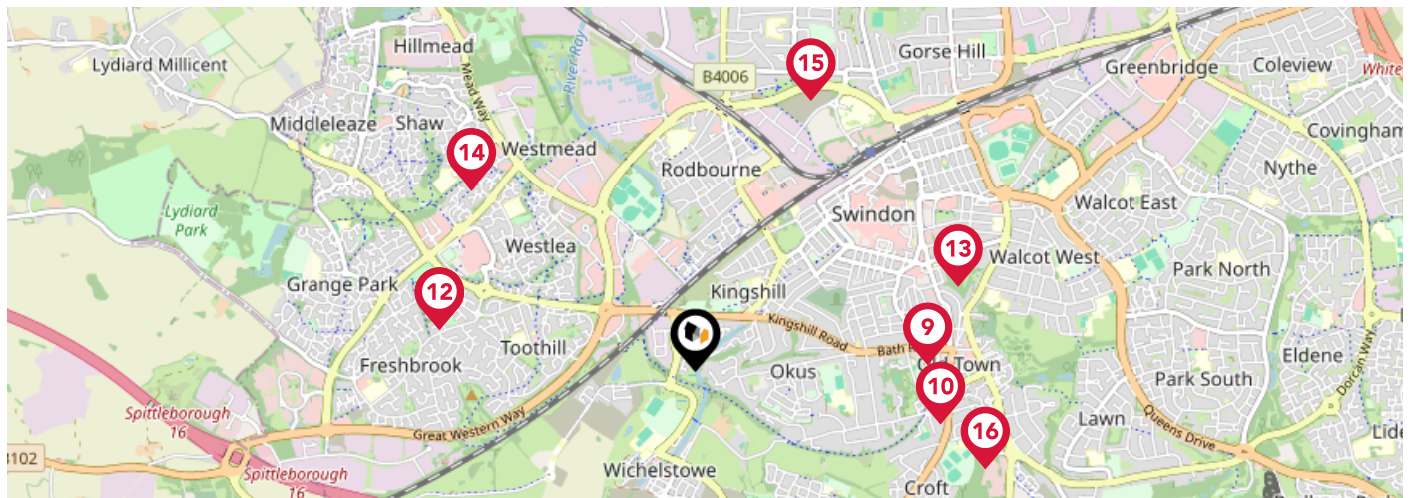
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Robert Le Kyng Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Deanery CE Academy</b> Ofsted Rating: Not Rated   Pupils: 130   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>UTC Swindon</b> Ofsted Rating: Requires Improvement   Pupils: 146   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hazelwood Academy</b> Ofsted Rating: Good   Pupils: 254   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Commonweal School</b> Ofsted Rating: Good   Pupils: 1386   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Even Swindon Primary School</b> Ofsted Rating: Good   Pupils: 706   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>East Wichel Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 411   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Westlea Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



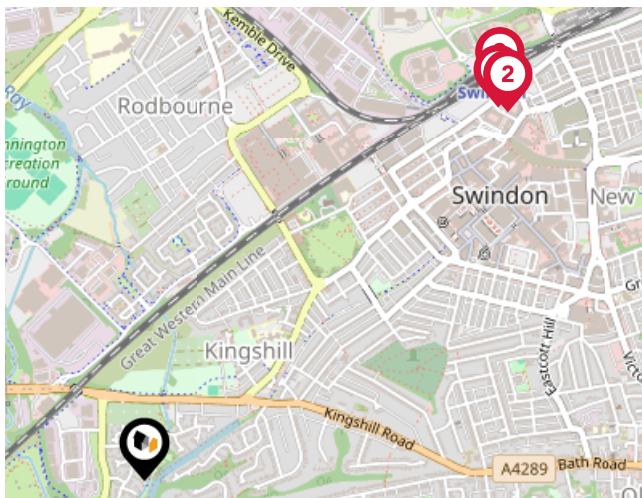
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9 King William Street Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Lethbridge Primary School</b> Ofsted Rating: Good   Pupils: 484   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Oliver Tomkins Church of England Junior School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Oliver Tomkins Church of England Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Holy Rood Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Shaw Ridge Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 EOTAS Swindon</b> Ofsted Rating: Good   Pupils: 88   Distance:1.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 The Croft Primary School</b> Ofsted Rating: Outstanding   Pupils: 414   Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

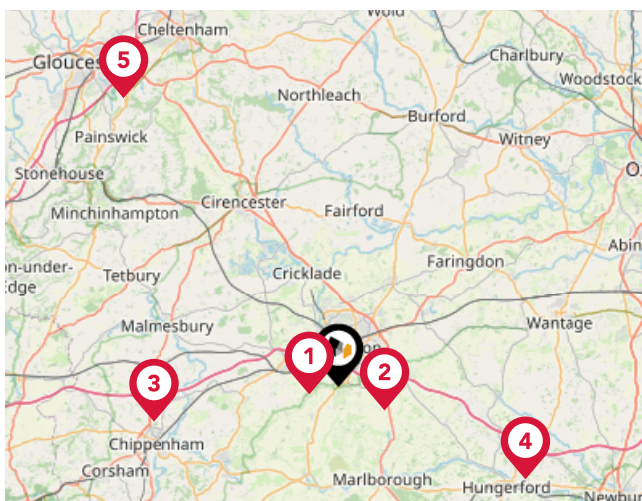
# Area

## Transport (National)



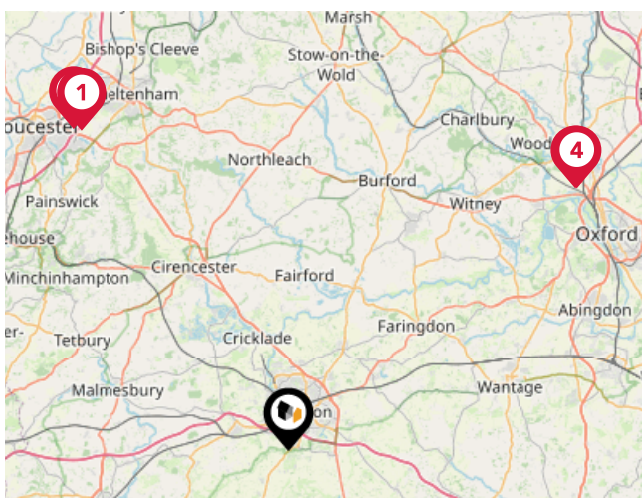
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	1.18 miles
2	Swindon Rail Station	1.19 miles
3	Swindon Rail Station	1.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	2.18 miles
2	M4 J15	3.85 miles
3	M4 J17	13.88 miles
4	M4 J14	15.46 miles
5	M5 J11A	26.37 miles

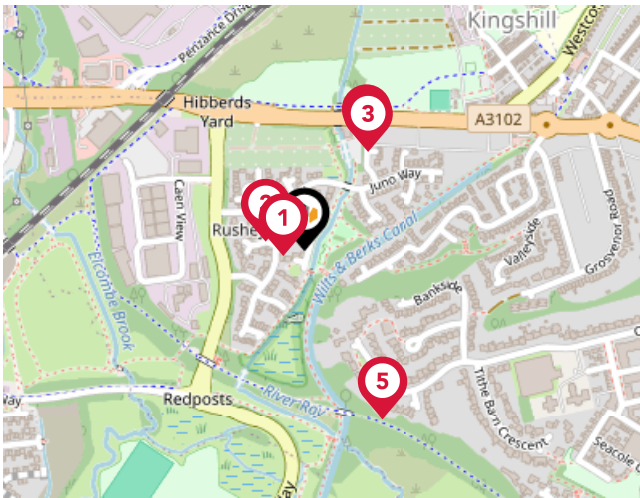


### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.96 miles
2	Gloucestershire Airport	28.48 miles
3	London Oxford Airport	28.63 miles
4	London Oxford Airport	28.66 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Gold View	0.02 miles
2	Juno Way	0.05 miles
3	The Runner	0.14 miles
4	The Runner	0.14 miles
5	St Helens View	0.21 miles

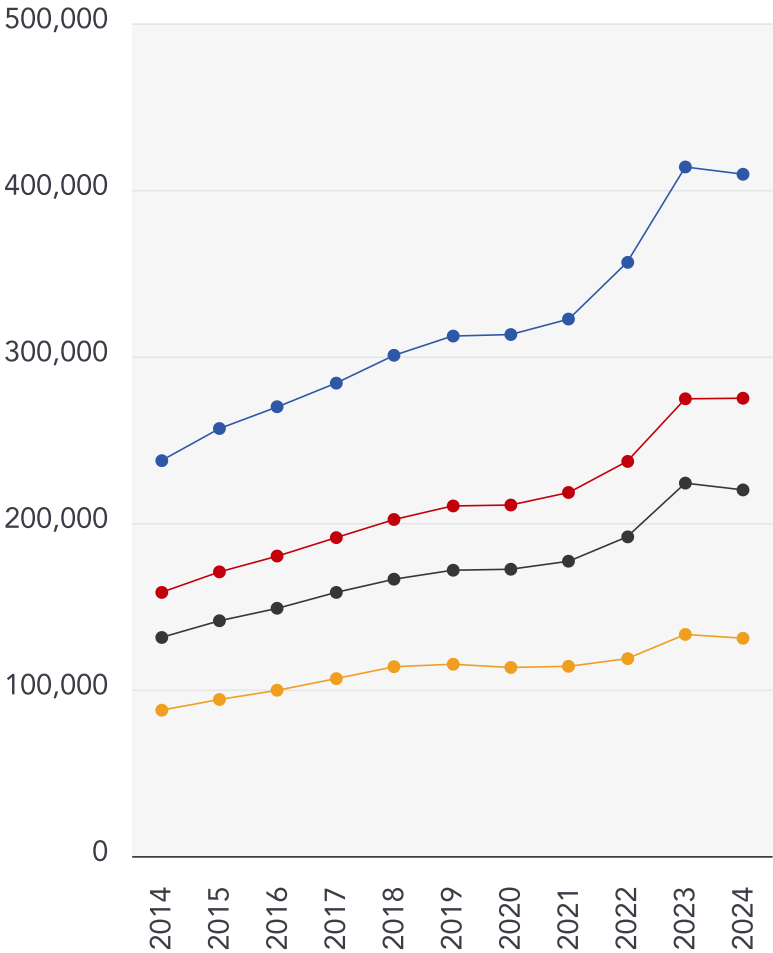


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SN5



Detached

**+72.44%**

Semi-Detached

**+73.65%**

Terraced

**+67.5%**

Flat

**+49.31%**

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property

## Data Quality

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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