

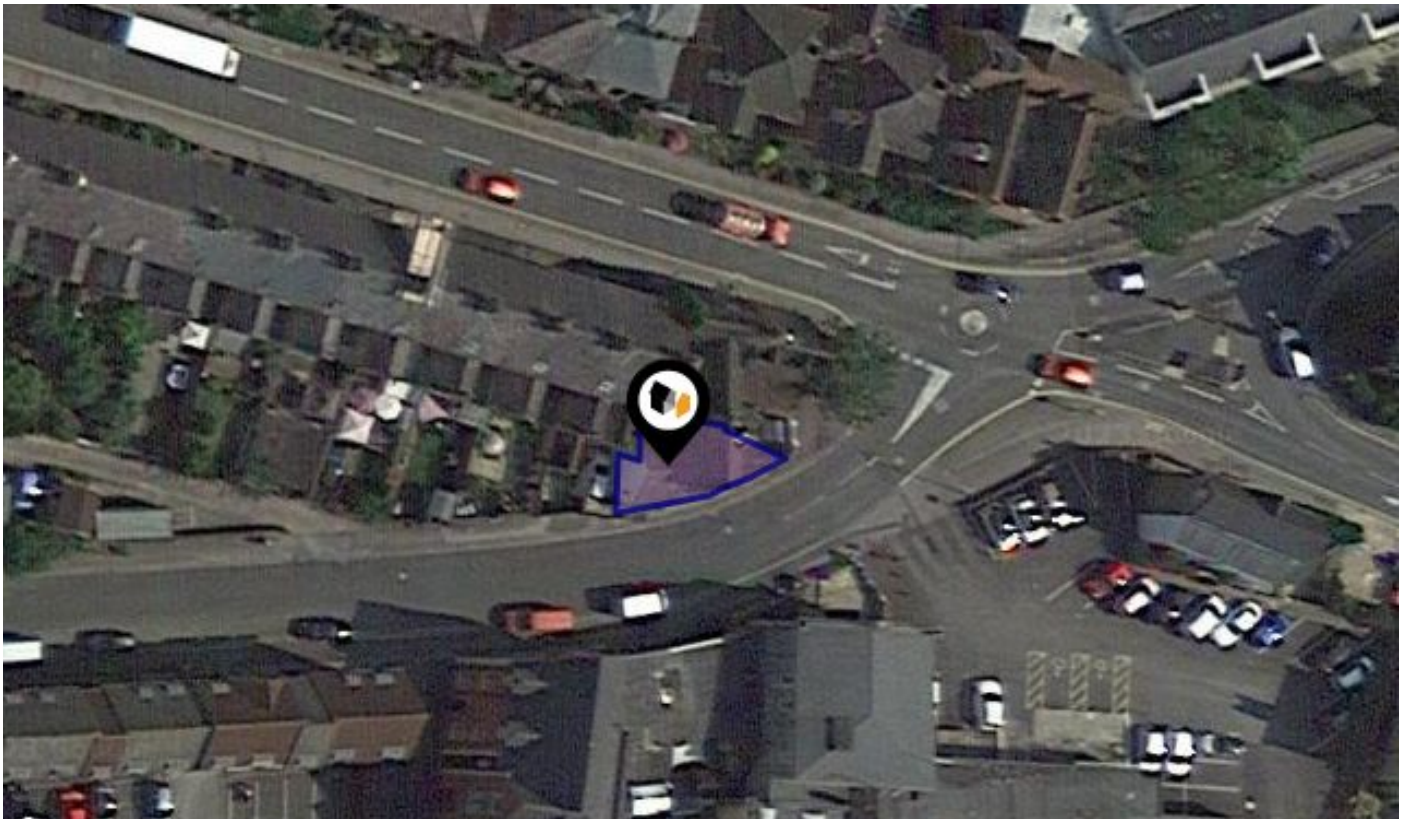


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 19<sup>th</sup> June 2023**



**MARSHFIELD ROAD, CHIPPENHAM, SN15**

**Scott Windle Powered by eXp**

07838311550

scott.windle@exp.uk.com

scottwindle.exp.uk.com



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**Reference; SW0341** Charming, characterful, Grade II Listed cottage situated in a central location just a stones throw away from the Town Centre, mainline railway station and popular John Coles Park. The accommodation is arranged over two floors and in brief comprises; Entrance hall, sitting room with log burner, kitchen with a range of wall and base units, downstairs bathroom and two double bedrooms to the first floor. The property would benefit from some cosmetic updating and would be ideal for buyers who want to put their own stamp on a property. To the front is a shared courtyard style garden. Although the property has no allocated parking there is on street parking available nearby. An internal viewing is highly recommended. No onward chain.

### Situation

The property is situated just a short walk from the town centre, mainline railway station (London Paddington - approx. 75 minutes), popular John Coles Park with tennis courts, and two highly regarded secondary schools; Sheldon & Hardenhuish. There is easy access to the M4 motorway giving excellent links to Bath, Bristol, Cardiff, Swindon and London. Chippenham offers a good choice of amenities including a range of shops, cafes, restaurants/public houses, supermarkets, cinema, sports centre, library and secondary and primary schools.

**\*\*\* PLEASE QUOTE REFERENCE; SW0341 \*\*\***

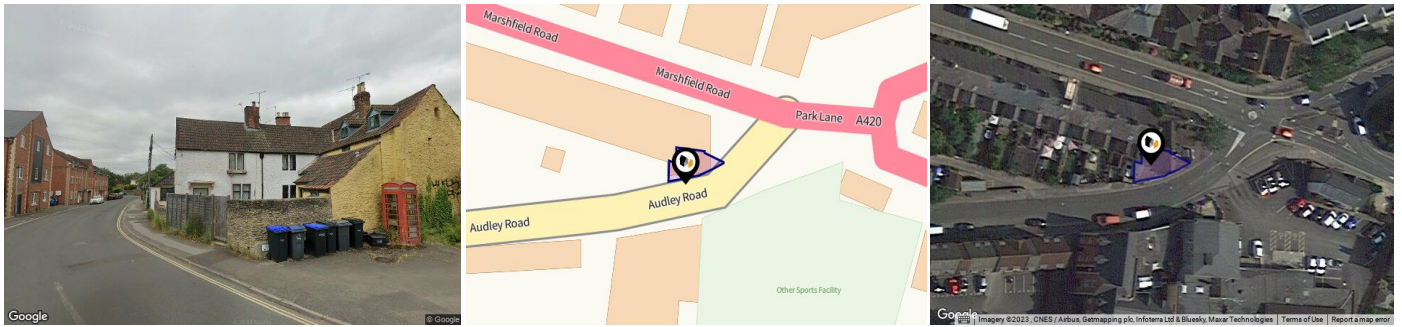
### Property Information

Freehold

Council Tax Band; B

Gas Fired Central Heating

Grade II Listed; EPC Exempt



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£172
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,634		
<b>Title Number:</b>	WT218132		
<b>UPRN:</b>	100121010262		

## Local Area

<b>Local Authority:</b>	Wiltshire
<b>Conservation Area:</b>	Chippenham (Wiltshire), Wiltshire
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

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

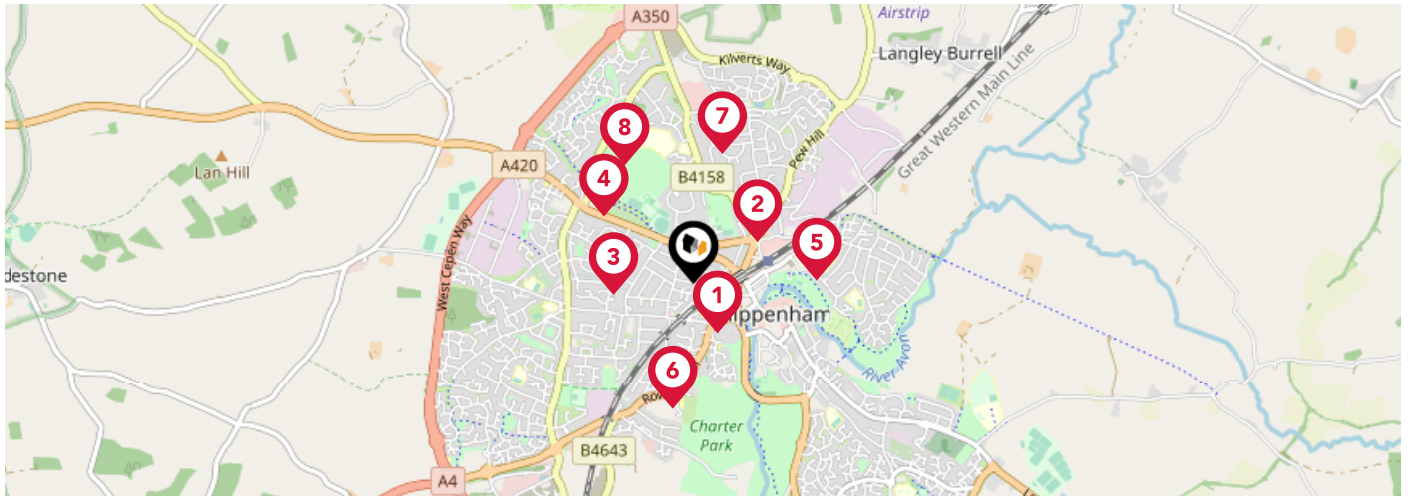


### Satellite/Fibre TV Availability:





# Area Schools

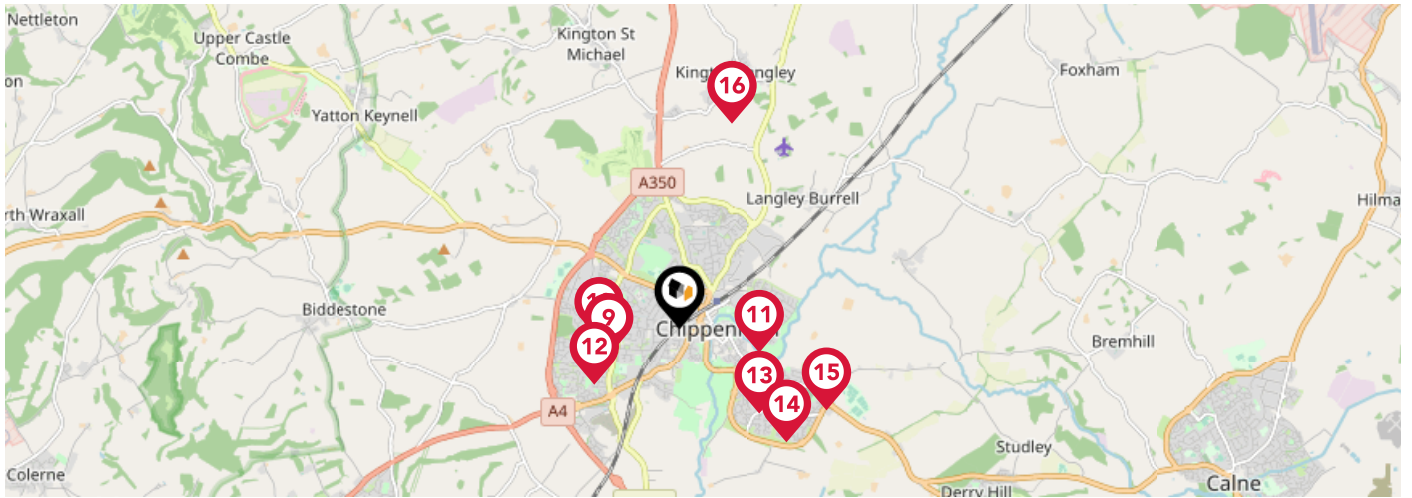


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ivy Lane Primary School</b> Ofsted Rating: Good   Pupils: 392   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Young People's Support Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Redland Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sheldon School</b> Ofsted Rating: Good   Pupils: 1691   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wiltshire College</b> Ofsted Rating: Good   Pupils:0   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 187   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Paul's Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hardenhuish School</b> Ofsted Rating: Good   Pupils: 1528   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

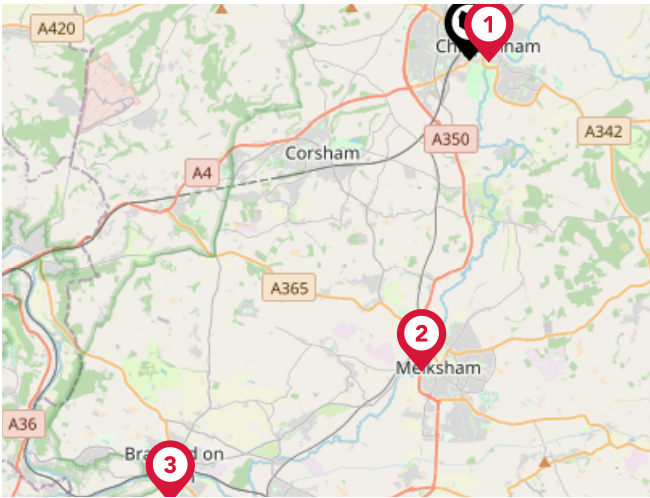
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		Nursery	Primary	Secondary	College	Private
	<b>Frogwell Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 197   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's CofE Academy</b> Ofsted Rating: Good   Pupils: 171   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Monkton Park Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen's Crescent School</b> Ofsted Rating: Good   Pupils: 402   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charter Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Lodge Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbeyfield School</b> Ofsted Rating: Good   Pupils: 959   Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langley Fitzurse Church of England Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

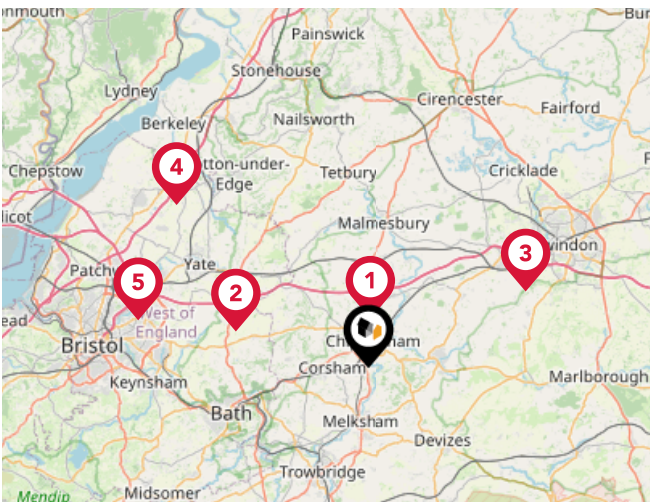
# Area

## Transport (National)



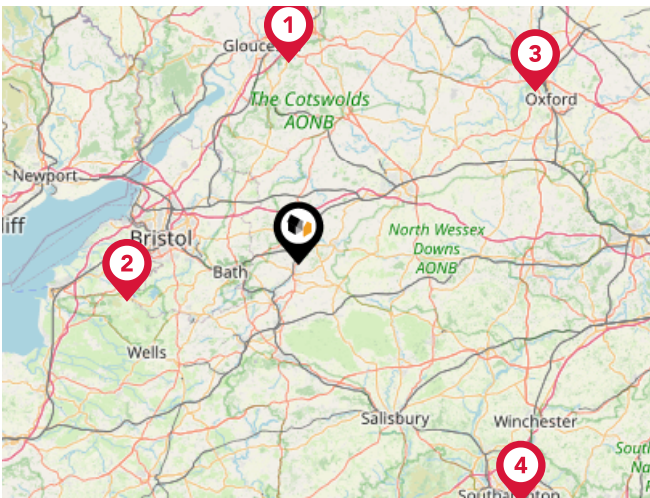
### National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	0.37 miles
2	Melksham Rail Station	5.81 miles
3	Bradford-on-Avon Rail Station	9.86 miles



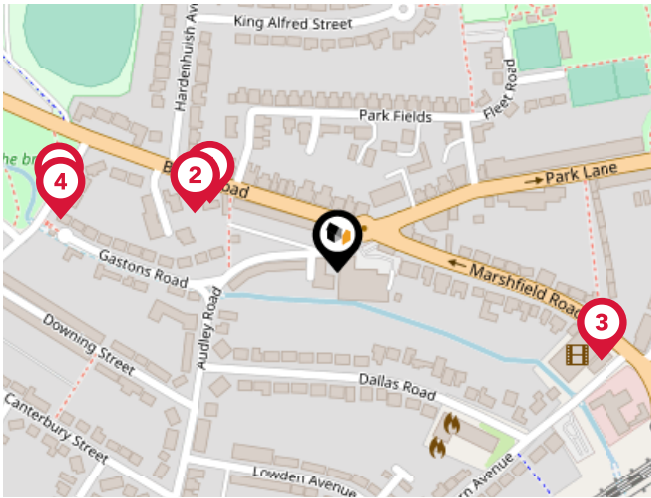
### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	3.61 miles
2	M4 J18	10.13 miles
3	M4 J16	12.96 miles
4	M5 J14	18.55 miles
5	M4 J19	17.35 miles



### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	29.78 miles
2	Bristol International Airport	25.86 miles
3	London Oxford Airport	43.23 miles
4	Southampton Airport	48.51 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Hardenhuish Avenue	0.08 miles
2	Hardenhuish Avenue	0.09 miles
3	Astoria Cinema	0.16 miles
4	Woodlands Road	0.16 miles
5	Woodlands Road	0.17 miles

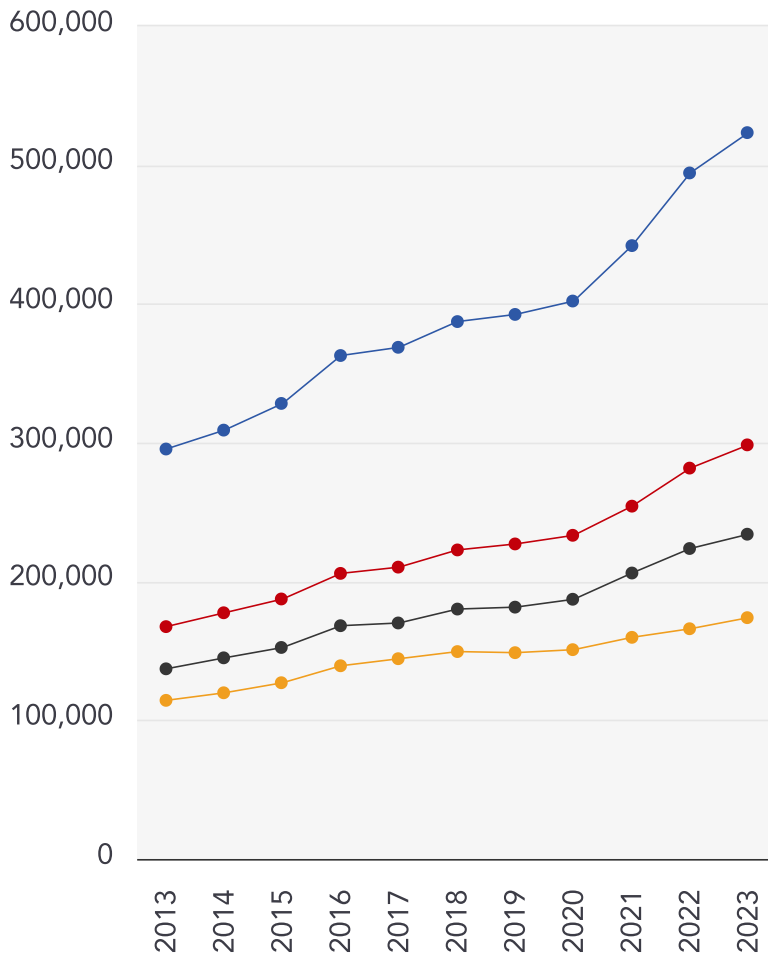


# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in SN15



Detached

**+77.17%**

Semi-Detached

**+78.22%**

Terraced

**+70.78%**

Flat

**+52.13%**



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Estate Agency is changing and moving away from the traditional High Street which is why I have set up my own agency where I can use my vast levels of experience and offer a truly personal, one to one service, to make the whole process as smooth and stress free as possible for my clients. I pride myself on giving good, honest and sensible advice and will be with you every step of the way, from the initial valuation, to conducting the viewings, negotiating the sale and handing over the keys on completion day.

As I pride myself on my quality service and attention to detail, I only keep a limited number of properties on the market at any one time to ensure I give my utmost attention to my customers, their property, potential buyers and offer you a higher level of service that I feel each customer deserves.

## Testimonial 1



We approached Scott when it came to the point of selling our home. After considering a few options, Scott's professional yet friendly approach confirmed we had chosen well. This was my first time selling, and the support given from the start to the end of journey was fantastic. I will have no hesitation in choosing Scott when the time comes to move home again. Absolute professional.

## Testimonial 2



Scott was instrumental in us achieving what we wanted out of the sale of our property. He was informative, honest and excellent at communicating throughout the process. As first time sellers we were unsure about what to expect and had an air of anxiety about the process however Scott gave us constant reassurance, really held our hands throughout the whole thing and went over and above to over deliver on our expectations. Highly recommend!

## Testimonial 3



Scott has been an absolute savior for us in selling our rental property. He was so knowledgeable and self motivated. He succeeded in providing us with a quick and stress free sale where other agents had failed us. Thank you Scott, you will forever be our go to man for anything home related.

## Testimonial 4



My house was on the market for a year with no success. I used Scott to inject some belief into actually selling our home. It was well worth the switch and we sold in a few weeks with two offers!



/scottwindlethelocalpropertyguy



/scottwindlethelocalpropertyguy/



/in/scott-windle-913a1325/

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## 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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SCOTT WINDLE  
POWERED BY  
**exp** UK

**Scott Windle Powered by eXp**

07838311550  
scott.windle@exp.uk.com  
scottwindle.exp.uk.com

