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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th April 2024



GAINEY GARDENS, CHIPPENHAM, SN15

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Reference; SW0341 Well presented three bedroom property built by Barratt Homes, situated on the popular Birds Marsh development, offering easy access to the town centre, M4 motorway & mainline railway station. The property offers spacious & light accommodation throughout and in brief comprises; Entrance hallway with the stairs rising to the first floor and useful storage cupboard, cloakroom, kitchen / dining room with modern kitchen with some built in appliances and double doors opening to the garden, and dual aspect lounge. To the first floor are three bedrooms, the master with en-suite shower room, and a family bathroom. The garden is laid mainly to lawn with patio terrace and has gated access to the front and rear. To the rear is a driveway that provides parking for c.2 cars. An internal viewing is highly recommended.

Situation

The property is situated on the popular Birds Marsh development and is ideally situated on the northern outskirts of the town within easy reach of the town centre. Chippenham offers a comprehensive range of amenities to include mainline railway (London-Paddington), good choice of schools, college and sports centre. The M4 motorway, A4 and the A420 are all within easy access and offer good commuting links to the major centres of Bath, Bristol, Swindon and London.

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

Property Information

Freehold

Council Tax Band; D

Gas Fired Central Heating

EPC Rating; B

Estate Charge TBC



Property

Type:	Terraced	Last Sold £/ft²:	£329
Bedrooms:	3	Tenure:	Freehold
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.05 acres		
Year Built :	2020		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT452080		
UPRN:	10094305802		

Local Area

Local Authority:	Wiltshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	53 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

Gainey Gardens, SN15

Energy rating
B

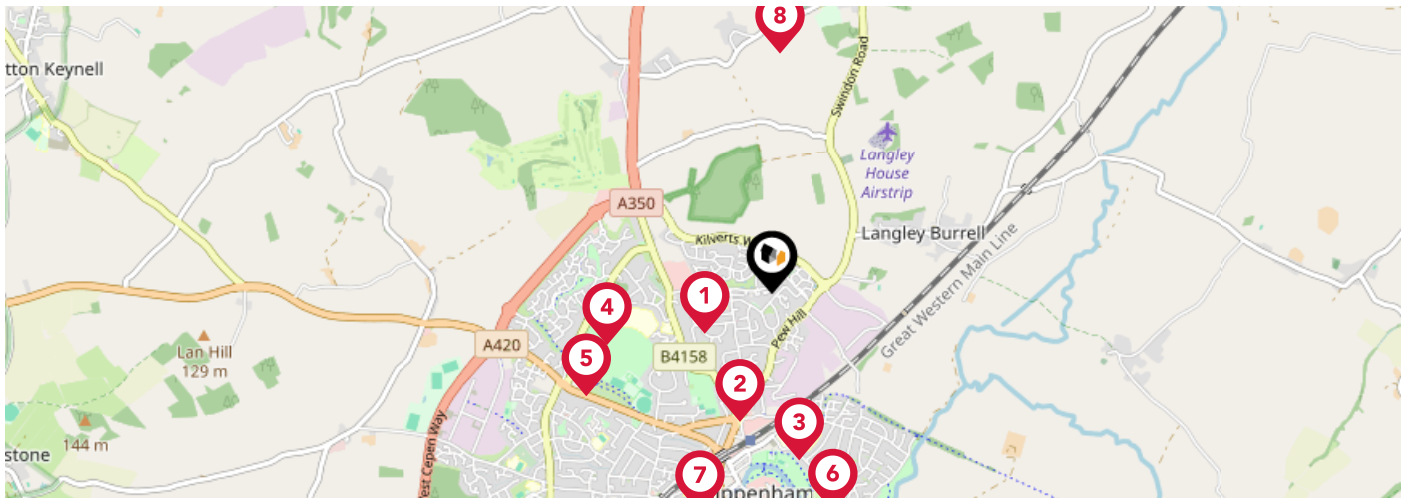
Valid until 28.01.2030









Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

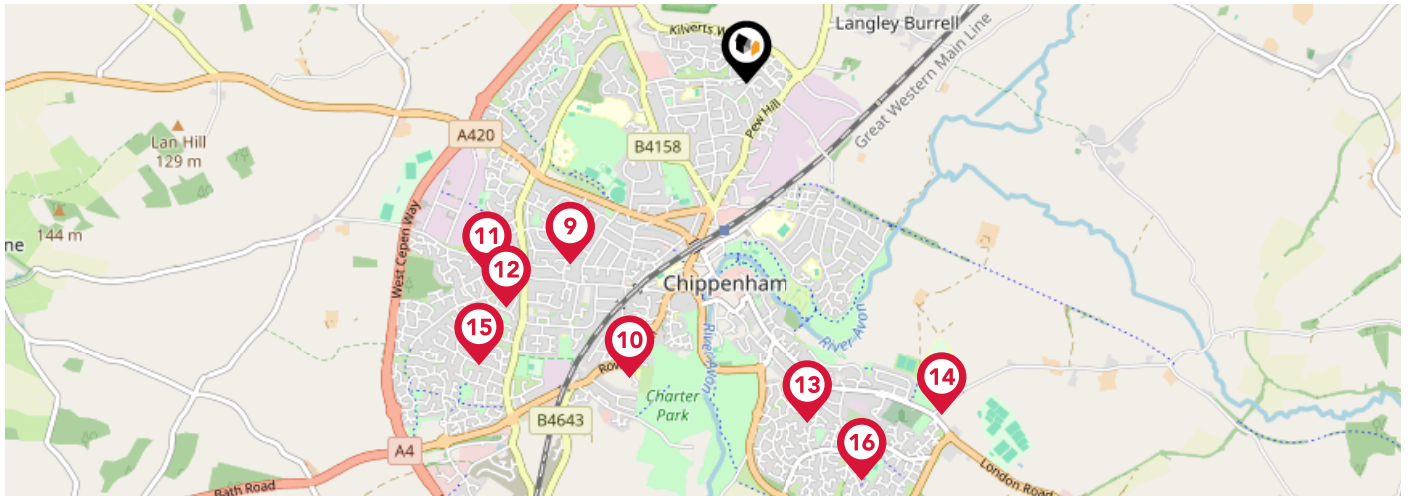
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â K
Total Floor Area:	79 m ²









Area Schools

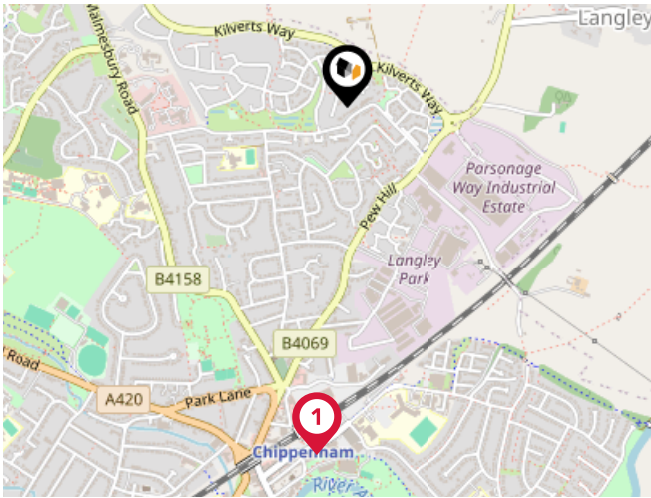


		Nursery	Primary	Secondary	College	Private
	St Paul's Primary School Ofsted Rating: Good Pupils: 175 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wiltshire College Ofsted Rating: Good Pupils:0 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardenhuish School Ofsted Rating: Good Pupils: 1528 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheldon School Ofsted Rating: Good Pupils: 1691 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ivy Lane Primary School Ofsted Rating: Good Pupils: 392 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langley Fitzurse Church of England Primary School Ofsted Rating: Good Pupils: 100 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

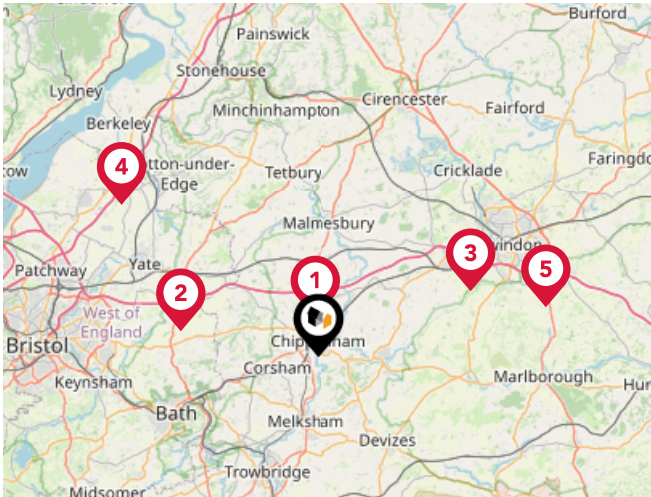


		Nursery	Primary	Secondary	College	Private
	Redland Primary School Ofsted Rating: Good Pupils: 285 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 187 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE Academy Ofsted Rating: Good Pupils: 171 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frogwell Primary School Ofsted Rating: Requires Improvement Pupils: 197 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Good Pupils: 196 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbeyfield School Ofsted Rating: Good Pupils: 959 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Crescent School Ofsted Rating: Good Pupils: 402 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Lodge Primary School Ofsted Rating: Good Pupils: 336 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



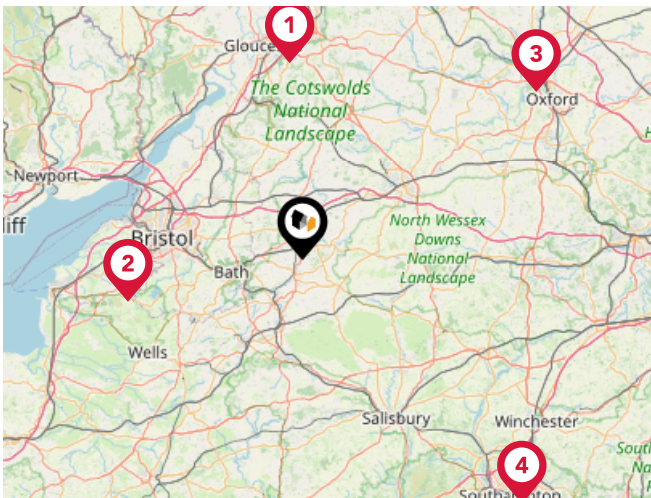
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	0.81 miles
2	Melksham Rail Station	6.66 miles
3	Bradford-on-Avon Rail Station	10.75 miles



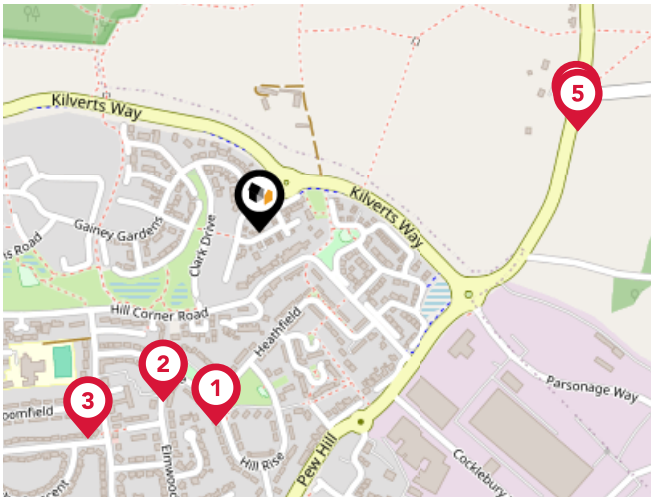
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	2.85 miles
2	M4 J18	10.39 miles
3	M4 J16	12.23 miles
4	M5 J14	18.4 miles
5	M4 J15	17.11 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	29.03 miles
2	Bristol International Airport	26.46 miles
3	London Oxford Airport	42.41 miles
4	Southampton Airport	48.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	Barrow Green	0.23 miles
2	Hill Rise	0.23 miles
3	Co-operative Store	0.31 miles
4	The Turn	0.39 miles
5	TheTurn	0.39 miles

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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/

Scott Windle Powered by eXp Data Quality

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