

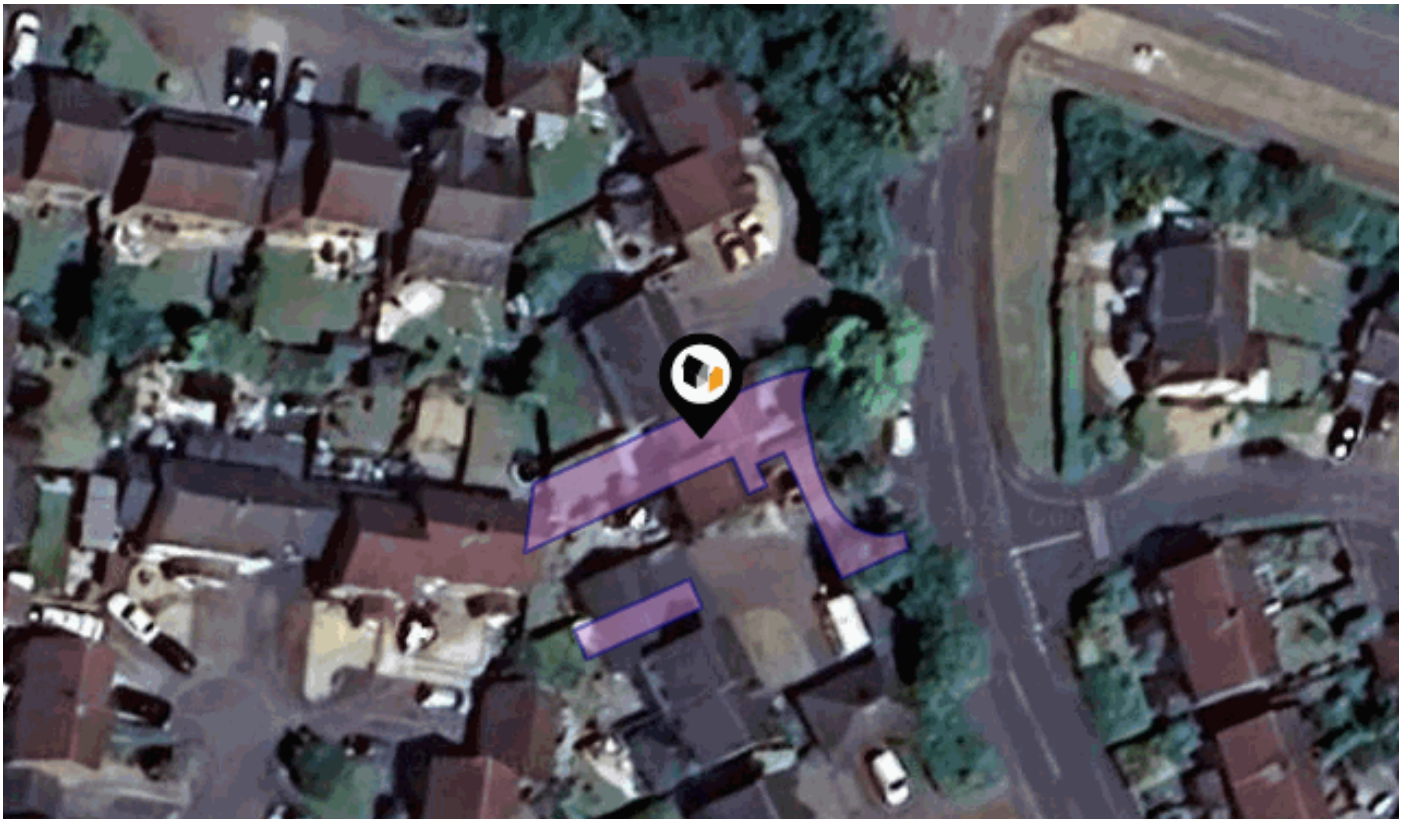


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 23rd June 2024



SANDOWN DRIVE, CHIPPENHAM, SN14

Scott Windle Powered by eXp

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<!-- x-tinymce/html -->

Reference; SW0341. Well presented two bedroom staggered terraced house with en-suite & single garage, tucked away on the sought after Cepen Park South development offering excellent access to the M4 motorway, A4, A420 and the Town Centre with mainline railway station. In brief the accommodation comprises large entrance hallway with the stairs rising to the first floor, lounge, kitchen / dining room with access to the garden, two bedrooms, the master with en-suite and built in wardrobes, and a bathroom. To the rear is a pretty South/Westerly facing garden laid to lawn with patio terrace and useful garden shed with power whilst to the side is a single garage with eave storage space and driveway in front and an additional parking space. This property would make a fantastic first time buy or investment purchase and an internal viewing is highly recommended. No onward chain.

Situation

The highly sought after development of Cepen Park South offers excellent access to the major centres of Bath, Bristol, Swindon and London via the M4, A4 & A420. Just a short walk away is Sainsburys supermarket with pharmacy, Aldi and Bath Road retail park with a M&S Foodhall and Costa. The highly regarded secondary schools of Sheldon and Hardenhuish are both within easy reach. A more comprehensive range of amenities can be found in the nearby town centre including the mainline railway station (London-Paddington), a range of shops, café's and restaurants, public library, college and sports facilities.

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

Property Information

Freehold

Council Tax Band; C

Gas Fired Central Heating

EPC Rating; D

No Onward Chain

Property Overview

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Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 635 ft ² / 59 m ² | | |
| Plot Area: | 0.05 acres | | |
| Year Built : | 1991-1995 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,071 | | |
| Title Number: | WT126917 | | |

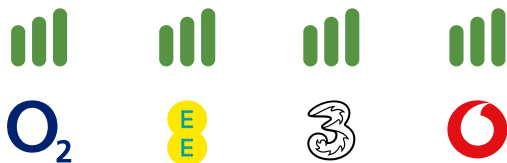
Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Wiltshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 3 mb/s | 80 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property EPC - Certificate

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Sandown Drive, SN14

Energy rating

D

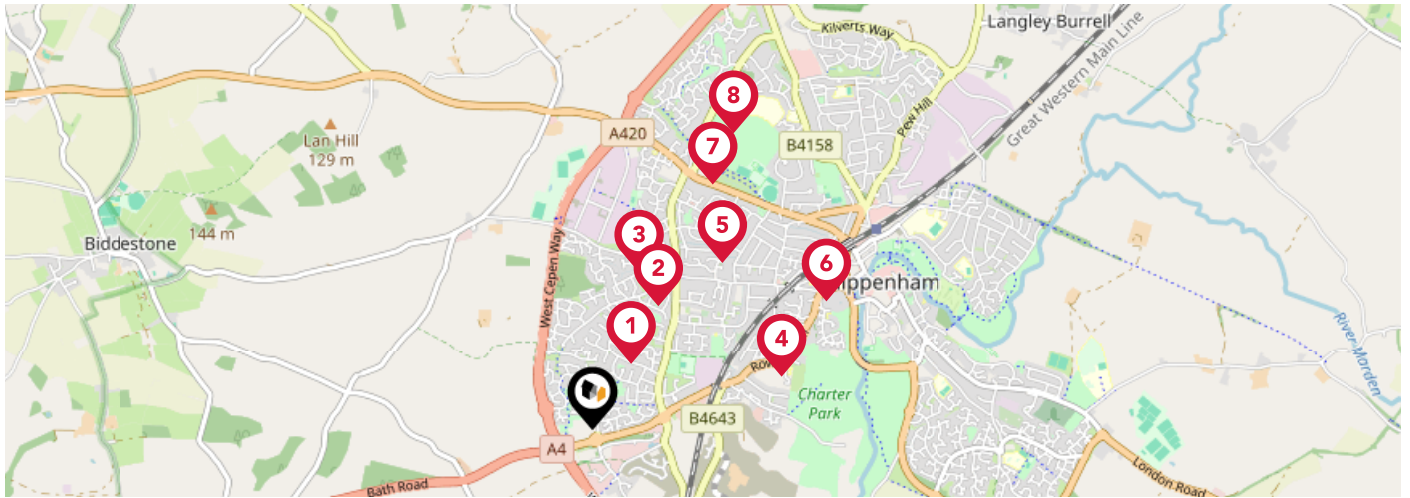
Valid until 03.09.2029









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

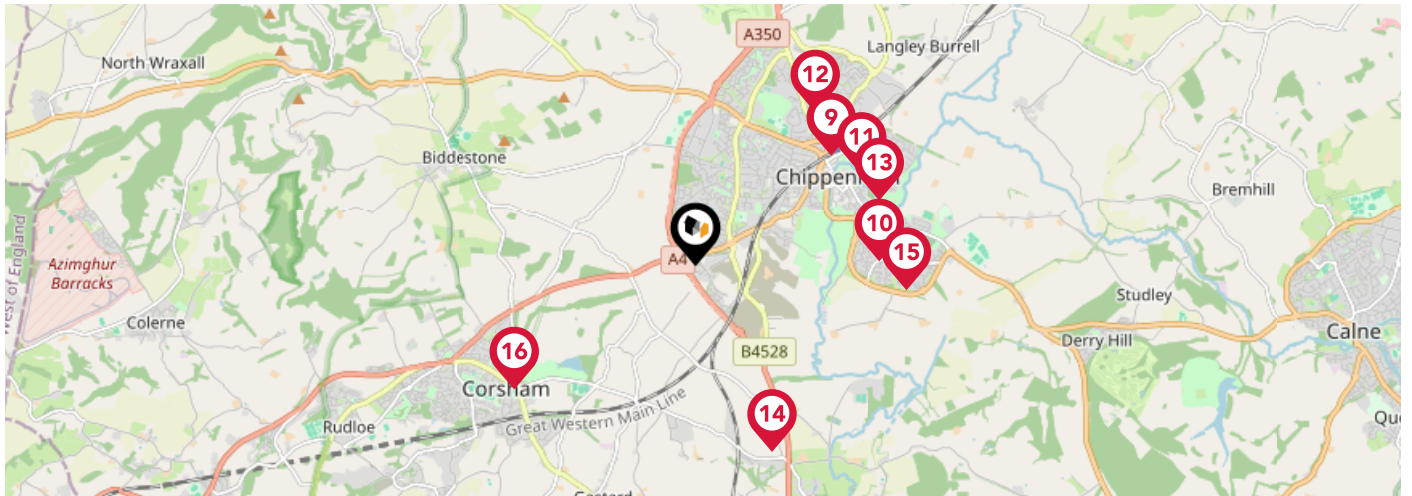
Additional EPC Data









| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental (private) |
| 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, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 59 m ² |

Area Schools



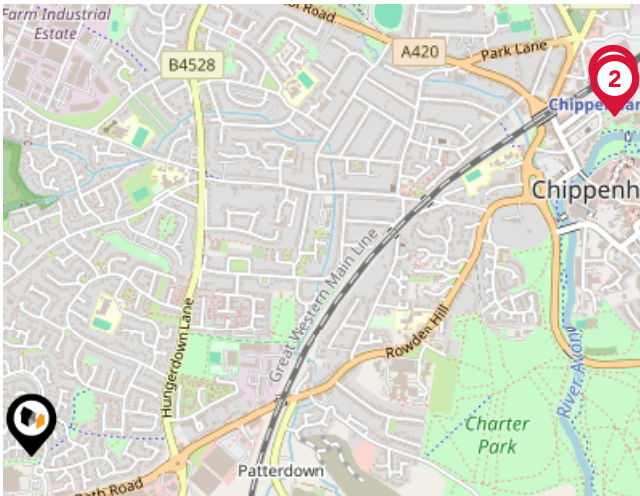
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Queen's Crescent School Ofsted Rating: Good Pupils: 402 Distance:0.35 | <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:0.65 | <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:0.76 | <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:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Redland Primary School Ofsted Rating: Good Pupils: 285 Distance:0.98 | <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:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sheldon School Ofsted Rating: Good Pupils: 1691 Distance:1.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hardenhuish School Ofsted Rating: Good Pupils: 1528 Distance:1.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Charter Primary School Ofsted Rating: Good Pupils: 196 Distance:1.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wiltshire College Ofsted Rating: Good Pupils:0 Distance:1.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Paul's Primary School Ofsted Rating: Good Pupils: 175 Distance:1.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:1.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Notton House Academy Ofsted Rating: Good Pupils: 49 Distance:1.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kings Lodge Primary School Ofsted Rating: Good Pupils: 336 Distance:1.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Heywood Prep Ofsted Rating: Not Rated Pupils: 209 Distance:2.03 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

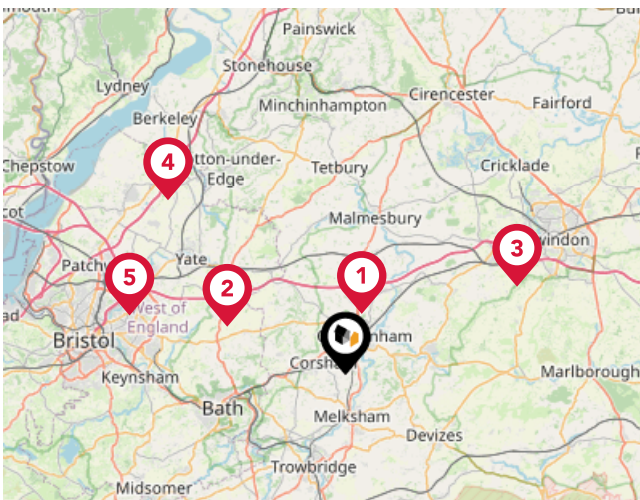
Area

Transport (National)



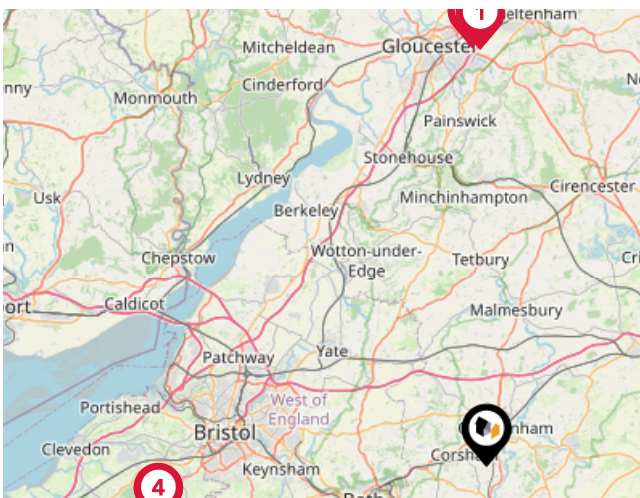
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Chippenham Rail Station | 1.56 miles |
| 2 | Chippenham Rail Station | 1.56 miles |
| 3 | Melksham Rail Station | 4.92 miles |



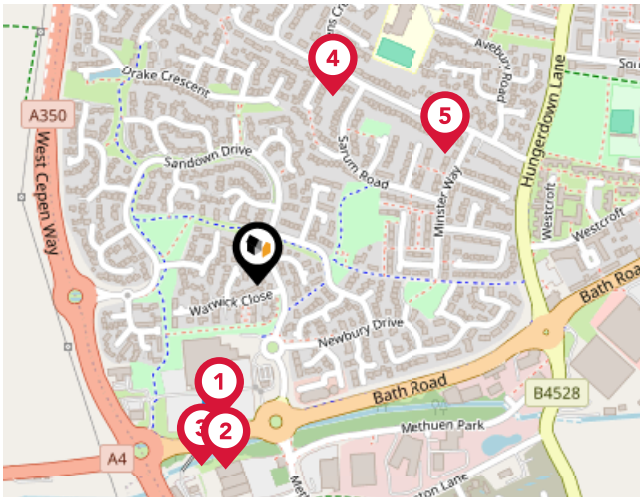
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J17 | 4.57 miles |
| 2 | M4 J18 | 9.48 miles |
| 3 | M4 J16 | 14.21 miles |
| 4 | M5 J14 | 18.39 miles |
| 5 | M4 J19 | 16.6 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Gloucestershire Airport | 30.58 miles |
| 2 | Gloucestershire Airport | 30.81 miles |
| 3 | Bristol Airport | 24.75 miles |
| 4 | Bristol International Airport | 24.75 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Sainsburys | 0.16 miles |
| 2 | Sainsburys | 0.21 miles |
| 3 | Sainsburys | 0.22 miles |
| 4 | Salisbury Close | 0.24 miles |
| 5 | Minster Way | 0.26 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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