

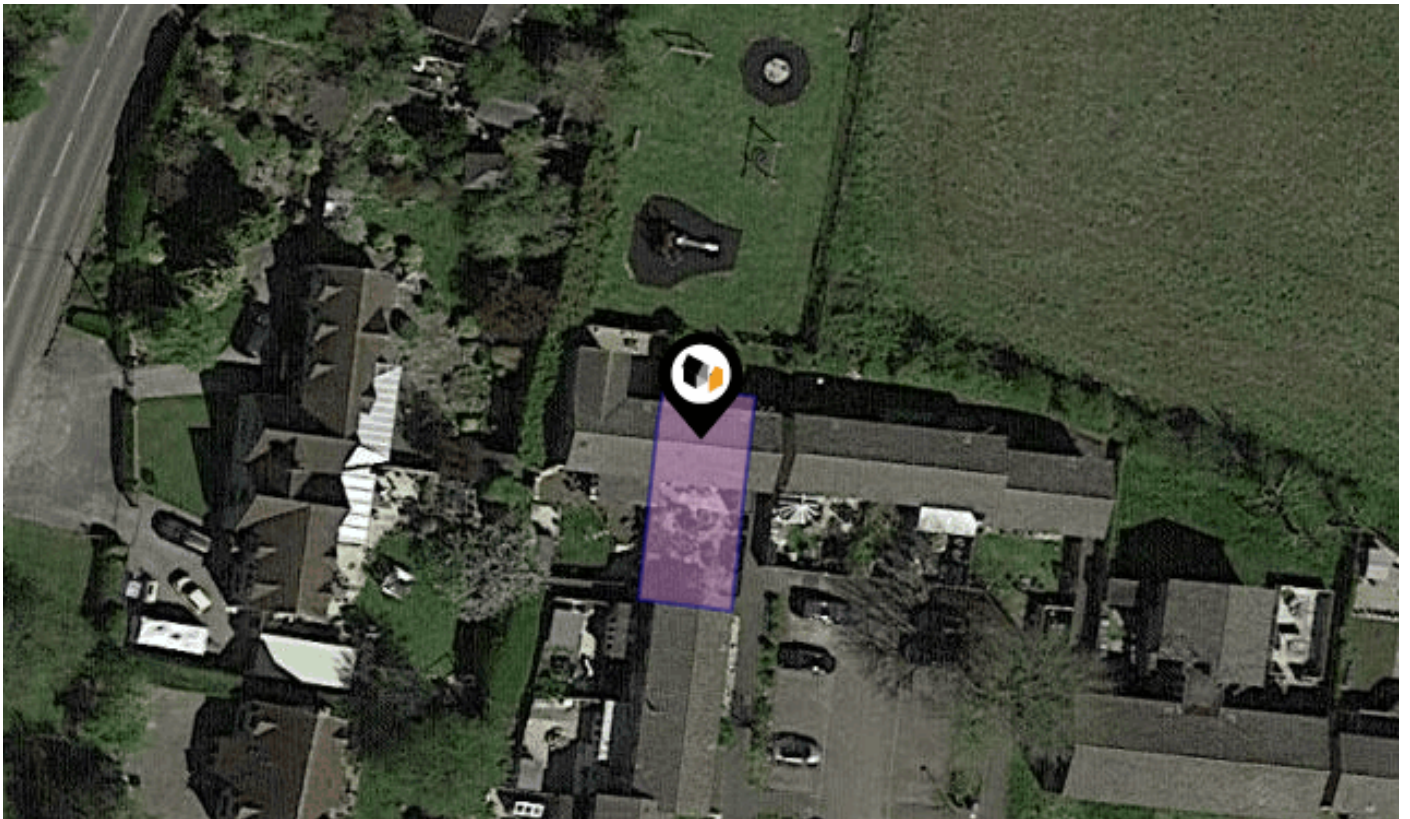


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 29<sup>th</sup> June 2024**



**POUND CLOSE, LYNEHAM, CHIPPENHAM, SN15**

**Scott Windle Powered by eXp**

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

**Reference; SW0341.** Tucked away at the end of a cul de sac with a pleasant open outlook to the front is this spacious and well presented three bedroom semi detached property, perfect for first time buyers or a growing family. In brief the accommodation comprises; Entrance hallway with the stairs rising to the first floor, downstairs cloakroom, spacious kitchen / dining room with double doors opening to the garden, lounge, three well proportioned bedrooms and a shower room. To the rear is an easily maintainable garden with useful outbuilding/utility cupboard and gated rear access leading to a courtyard area providing plenty of on street parking. An internal viewing is highly recommended.

### Situation

Lyneham is a popular village conveniently located between Royal Wootton Bassett and Calne in the heart of the Wiltshire countryside within easy reach of the thriving towns of Royal Wootton Bassett, Malmesbury, Calne and Chippenham and close to M4 J.16 and Swindon with its mainline rail links to London Paddington and Bristol Temple Meads. The M4 motorway is situated just a short distance away and offers excellent access to Bath, Bristol, Newbury, Reading & London. Lyneham offers a good choice of amenities including convenience stores, schools, public houses, cafes and a petrol station.

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

### Property Information

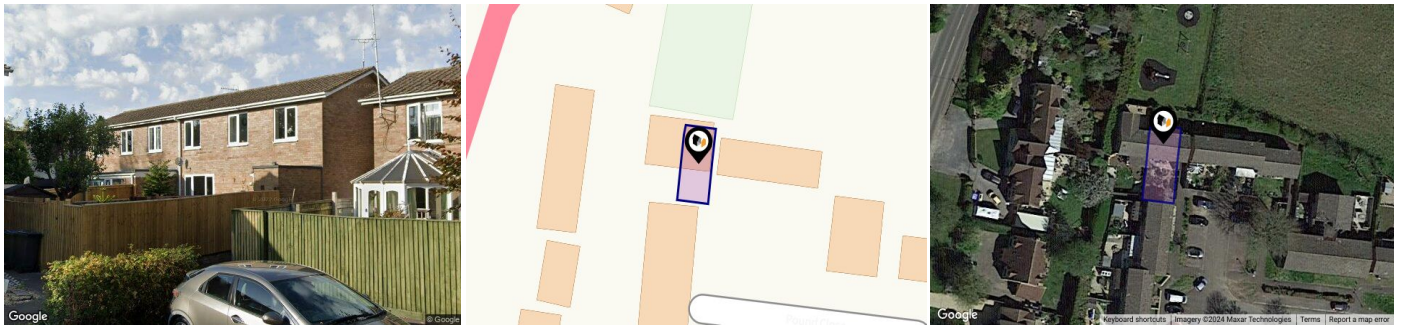
Freehold

Council Tax Band; C

Oil Fired Central Heating

EPC Rating; D

Agents Note - In accordance with the Estate Agents act, this property is being marketed and sold by a relative of the agent that is acting for the owner of the property.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	957 ft <sup>2</sup> / 89 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,071		
<b>Title Number:</b>	WT201035		

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:





# Property EPC - Certificate

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Lyneham, CHIPPENHAM, SN15

Energy rating

# D

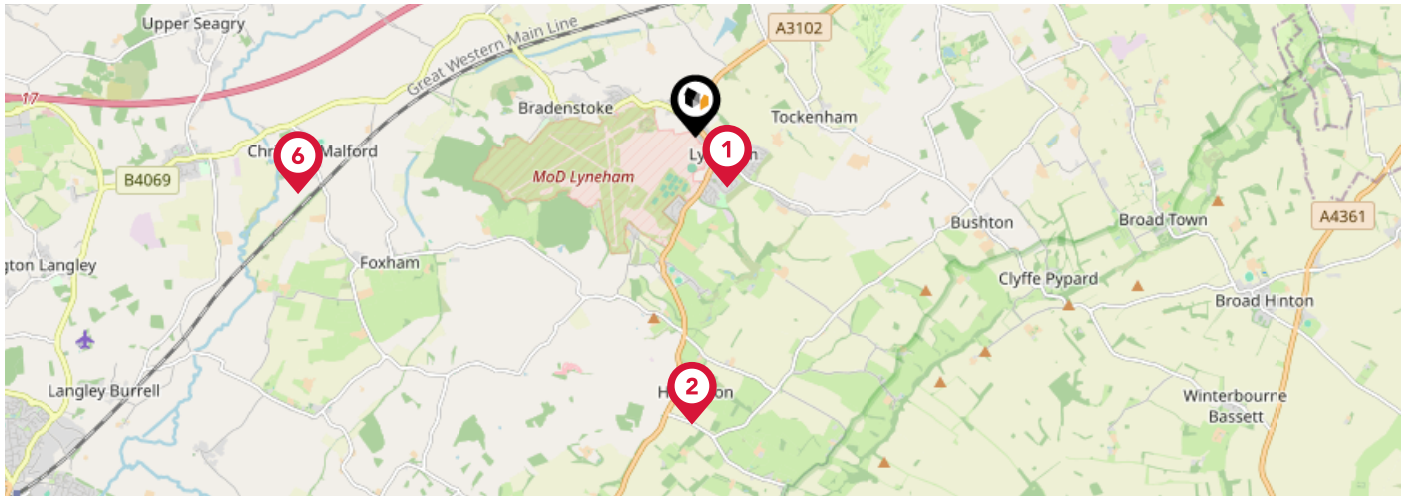
Valid until 27.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

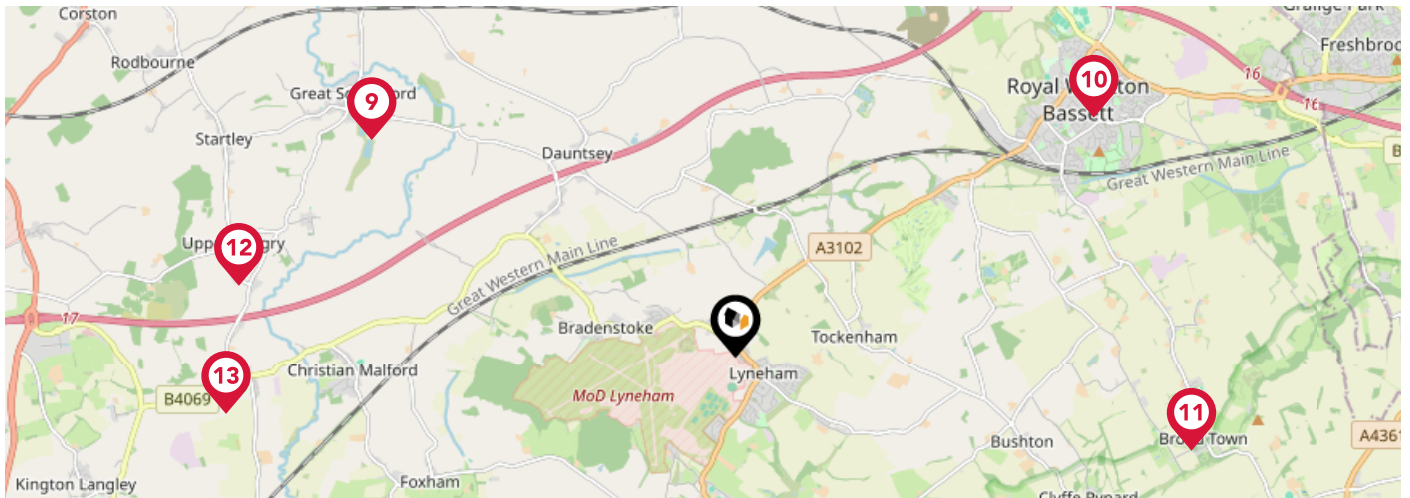
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 89% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	89 m <sup>2</sup>













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lyneham Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hilmarton Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Brinkworth Earl Danby's Church of England Primary</b> Ofsted Rating: Good   Pupils: 139   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wootton Bassett Infants' School</b> Ofsted Rating: Requires Improvement   Pupils: 180   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Noremarsh Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 230   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Christian Malford CofE Primary School</b> Ofsted Rating: Good   Pupils: 115   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Bartholomew's Primary Academy</b> Ofsted Rating: Good   Pupils: 320   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Royal Wootton Bassett Academy</b> Ofsted Rating: Outstanding   Pupils: 1760   Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

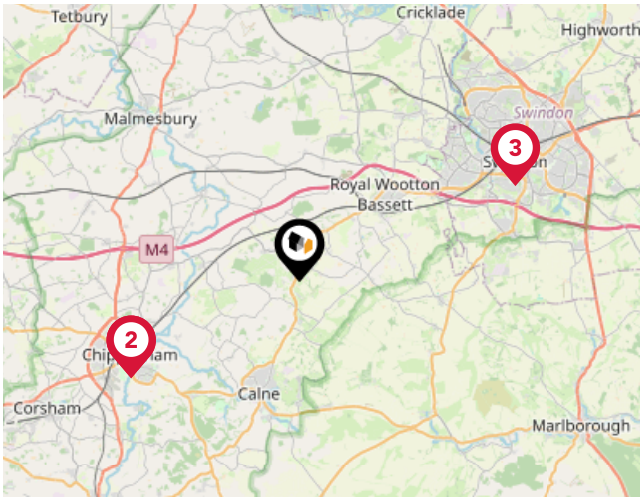


		Nursery	Primary	Secondary	College	Private
	<b>Somerfords' Walter Powell CofE Academy</b> Ofsted Rating: Requires Improvement   Pupils: 63   Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longleaze Primary School</b> Ofsted Rating: Good   Pupils: 257   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broad Town Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Seagry Church of England Primary School</b> Ofsted Rating: Good   Pupils: 79   Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sutton Benger Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 166   Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Edmund's Roman Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 191   Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Marden Vale CofE Academy</b> Ofsted Rating: Requires Improvement   Pupils: 226   Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fynamore Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



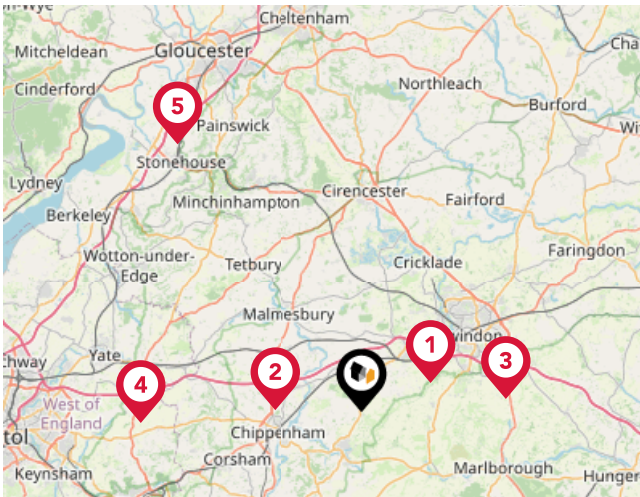
# Area

## Transport (National)



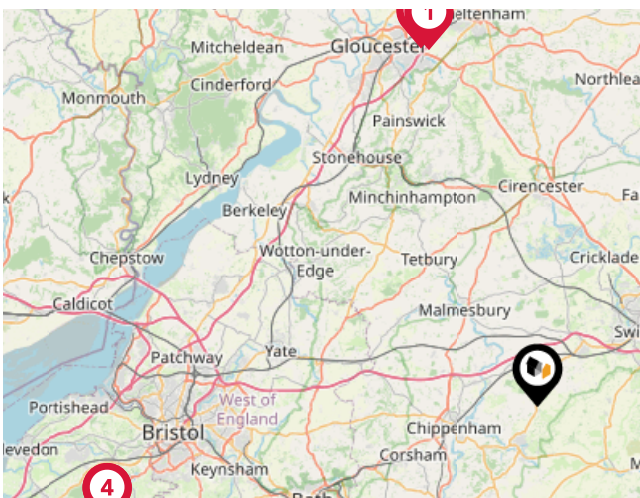
### National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	7.18 miles
2	Chippenham Rail Station	7.17 miles
3	Swindon Rail Station	8.73 miles



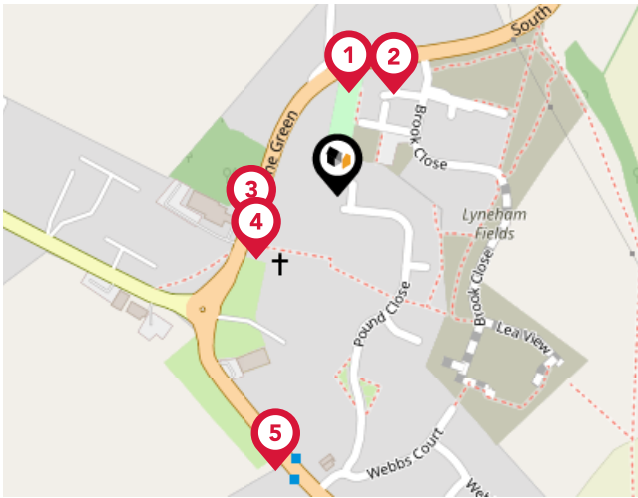
### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	5.49 miles
2	M4 J17	6.48 miles
3	M4 J15	10.6 miles
4	M4 J18	16.38 miles
5	M5 J12	23.94 miles



### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	27.41 miles
2	Gloucestershire Airport	27.8 miles
3	Bristol Airport	33.1 miles
4	Bristol International Airport	33.1 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Southview	0.06 miles
2	Southview	0.07 miles
3	Lyneham Garage	0.05 miles
4	Lyneham Garage	0.06 miles
5	The Green	0.16 miles

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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/

# Scott Windle Powered by eXp Data Quality

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