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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th August 2024



HAYWARD CLOSE, CHIPPENHAM, SN15

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

Reference; SW0341. Well presented four bedroom detached family home pleasantly situated on the popular Pewsham development within easy access of the local schools and amenities. The property offers spacious and versatile accommodation throughout ideal for family living and in brief comprises; Entrance hallway with the stairs rising to the first floor, lounge, dining room, study, kitchen with a range of wall and base units, utility area and downstairs shower room. To the first floor are four bedrooms, the master with large built in wardrobe (former en-suite) and family bathroom. To the front is a detached single garage with ample driveway parking whilst to the rear is a good size garden that offers a good degree of privacy, mainly laid to lawn with patio terrace. This would make a wonderful family home and an early internal viewing is highly recommended.

Situation

The property is situated on the popular Pewsham development with local amenities to include primary & secondary schools, nursery, doctors surgery, pharmacy, convenience store, public house, community hall, hair & beauty Salon and nearby Lidl supermarket. There is good access to the town centre with a more comprehensive range of amenities to include mainline railway (London-Paddington), college and sports centre. The M4 motorway is within easy access and offers 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; D



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT208070		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Hayward Close, Chippenham, SN15*

Reference - N/97/00637/CLE	
Decision:	Permitted Development
Date:	01st April 1997
Description:	Erection Of Garage Garage

Reference - N/93/02267/FUL	
Decision:	Refused
Date:	16th December 1993
Description:	Conversion Of Garage To Study/Utility And Construction Of New Single Garage Convert Garage/New Garage



Property EPC - Certificate

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CHIPPENHAM, SN15

Energy rating

D

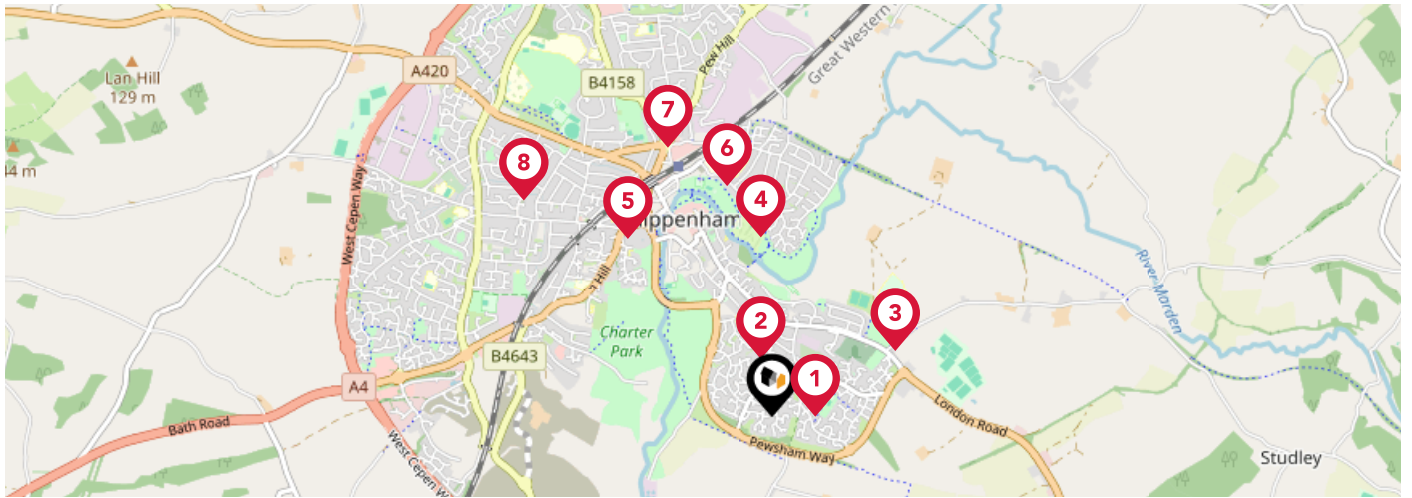
Valid until 04.08.2034









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

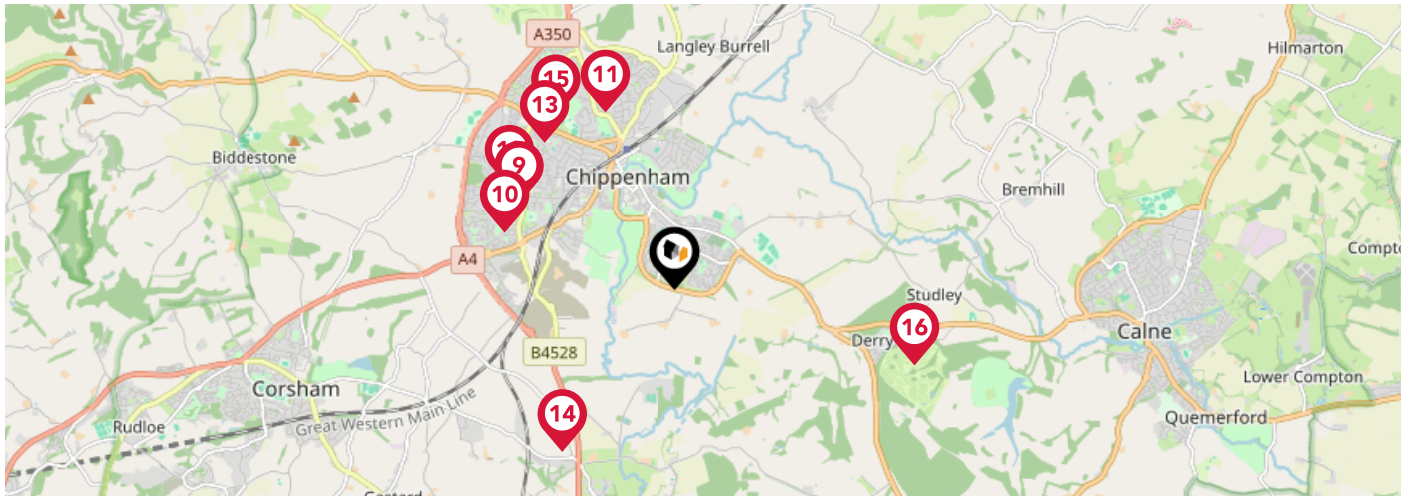
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 77% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	111 m ²









Area Schools



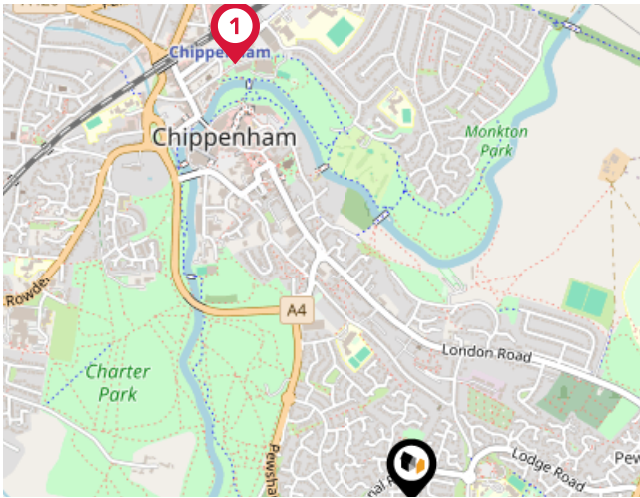
		Nursery	Primary	Secondary	College	Private
	Kings Lodge Primary School Ofsted Rating: Good Pupils: 336 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Good Pupils: 196 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbeyfield School Ofsted Rating: Good Pupils: 959 Distance:0.64	<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:0.83	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wiltshire College Ofsted Rating: Not Rated Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redland Primary School Ofsted Rating: Good Pupils: 285 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



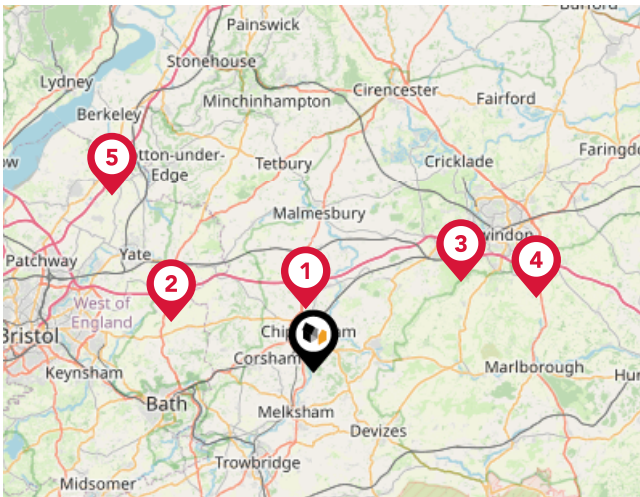
		Nursery	Primary	Secondary	College	Private
	Frogwell Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Crescent School Ofsted Rating: Good Pupils: 402 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Primary School Ofsted Rating: Good Pupils: 175 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 171 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheldon School Ofsted Rating: Good Pupils: 1691 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notton House Academy Ofsted Rating: Good Pupils: 49 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardenhuish School Ofsted Rating: Good Pupils: 1528 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derry Hill Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



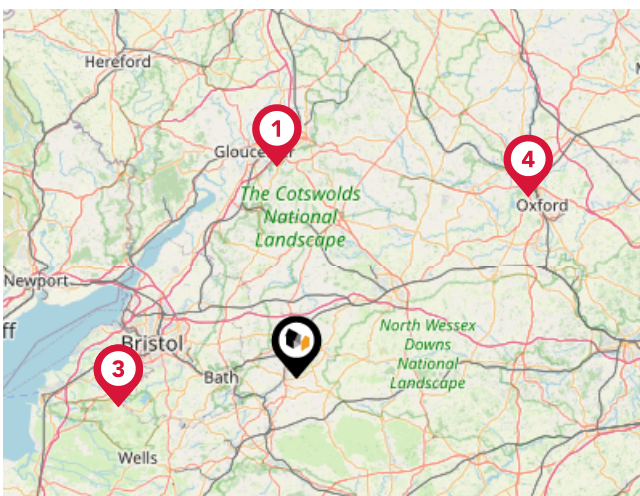
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.09 miles
2	Melksham Rail Station	4.98 miles
3	Bradford-on-Avon Rail Station	9.51 miles



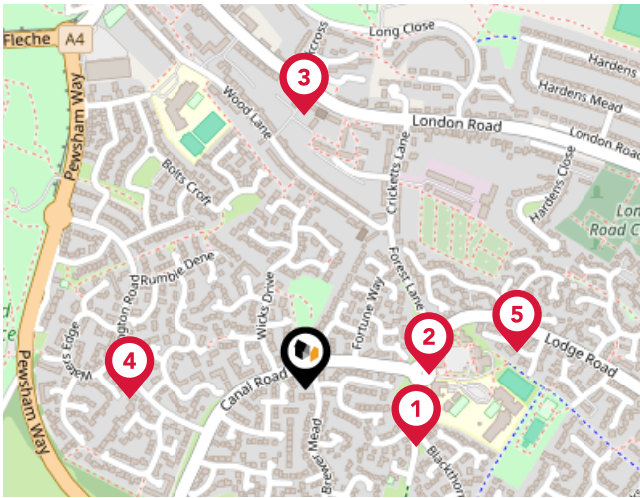
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	4.71 miles
2	M4 J18	11.2 miles
3	M4 J16	12.79 miles
4	M4 J15	17.28 miles
5	M5 J14	19.83 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	31.14 miles
2	Bristol Airport	26.44 miles
3	Bristol International Airport	26.44 miles
4	London Oxford Airport	43.29 miles



Bus Stops/Stations

Pin	Name	Distance
1	Rooks Nest Close	0.14 miles
2	Community Centre	0.14 miles
3	The Pack Horse	0.32 miles
4	Waters Edge	0.2 miles
5	Danes Close	0.25 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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