

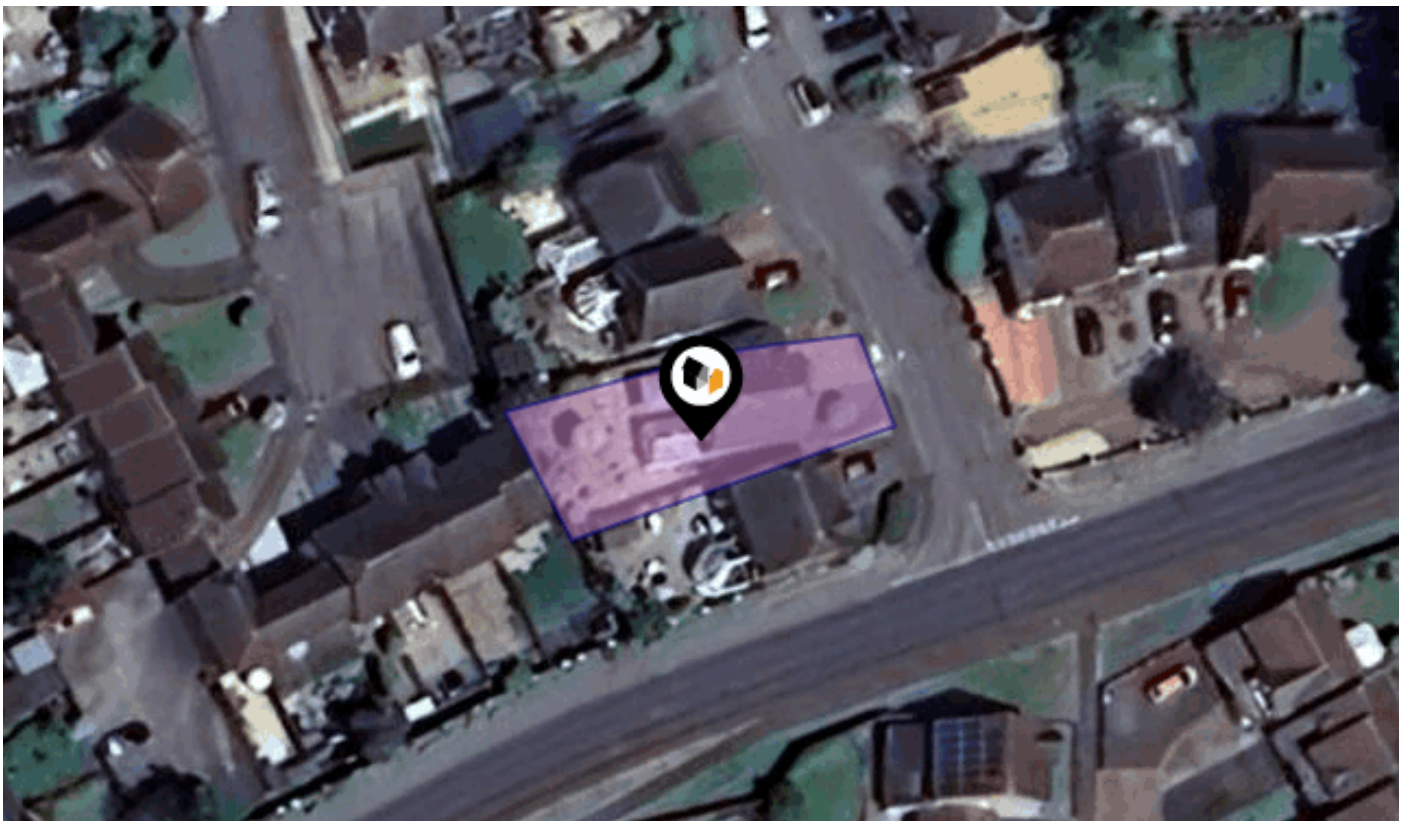


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 17<sup>th</sup> August 2024**



**WICKS DRIVE, CHIPPENHAM, SN15**

**Scott Windle Powered by eXp**

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

**Reference; SW0341.** Beautifully presented and very well maintained 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 accommodation throughout ideal for family living and in brief comprises; Entrance hallway with the stairs rising to the first floor and personal door into the integral garage, modern kitchen with a range of wall and base units and built in appliances including double oven, induction hob, fridge, freezer, dishwasher and water softener, large lounge with bay window to the front, dining area and conservatory with doors opening to the landscaped garden. To the first floor are four bedrooms, the master with en-suite, and a re-fitted shower room. To the rear is a good sized, and easily maintainable landscaped garden that offers a good degree of privacy whilst to the front is a driveway that provides parking for c.2 cars. To the rear of the single garage is space and plumbing for a washing machine and tumble dryer with a modern gas fired 'Ideal' boiler. This wonderful family home has been greatly improved by the current owner 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; E



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,330		
<b>Title Number:</b>	WT117307		

## 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>8</b> mb/s	<b>100</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:





# Property EPC - Certificate

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exp<sup>UK</sup>

Wicks Drive, SN15

Energy rating

# E

Valid until 09.07.2025

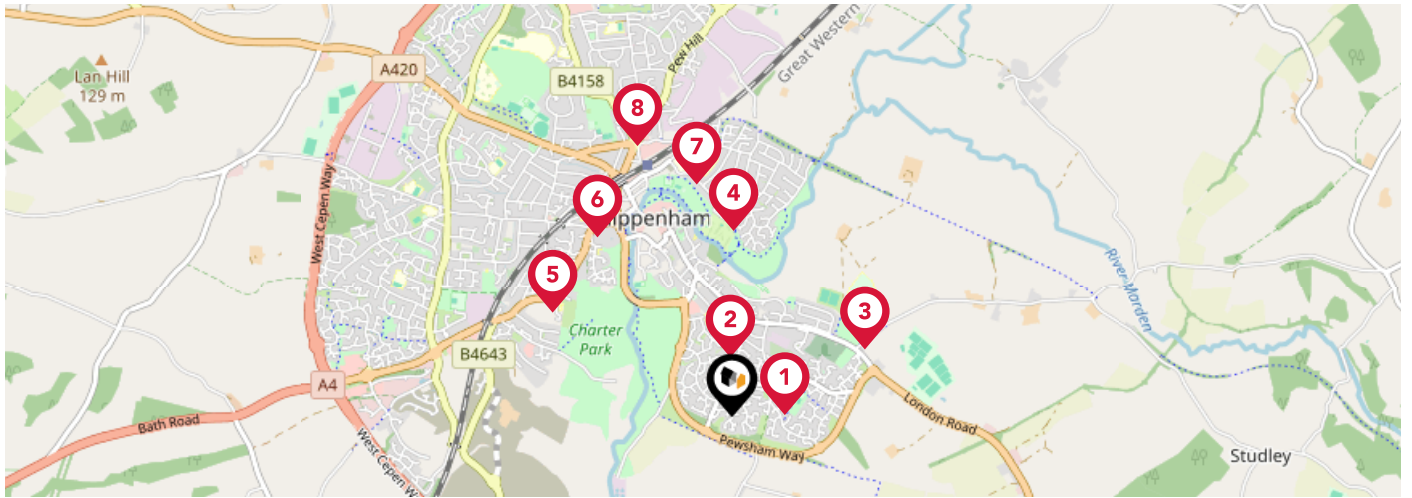
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	None of the above
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	101 m <sup>2</sup>

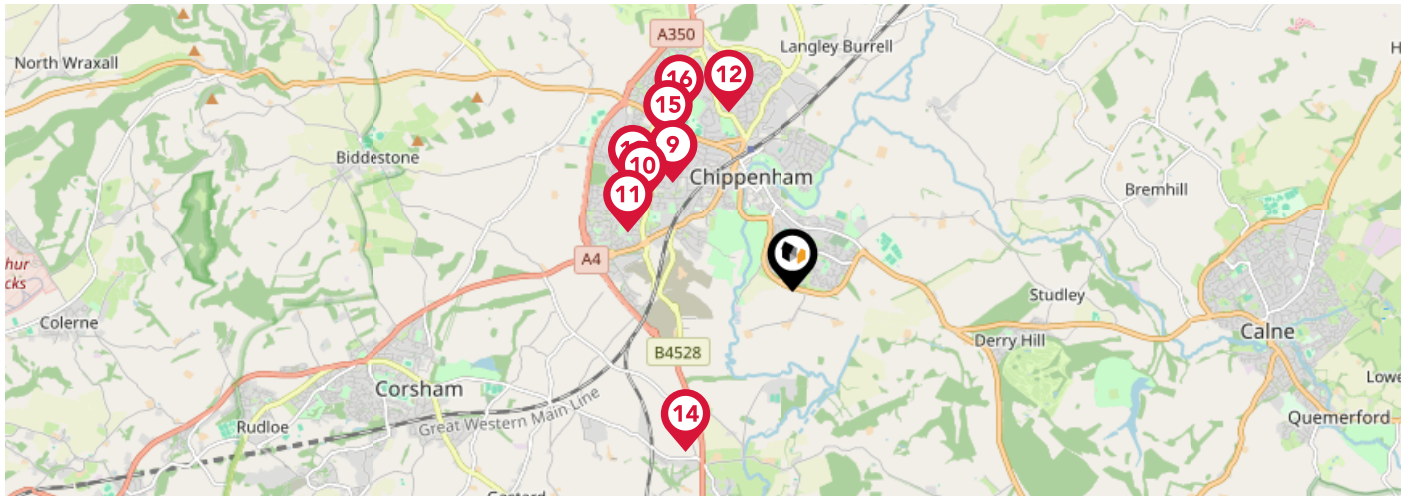










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kings Lodge Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Charter Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Abbeyfield School</b> Ofsted Rating: Good   Pupils: 879   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Monkton Park Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 165   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ivy Lane Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wiltshire College and University Centre</b> Ofsted Rating: Good   Pupils:0   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Young People's Support Centre</b> 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"/>

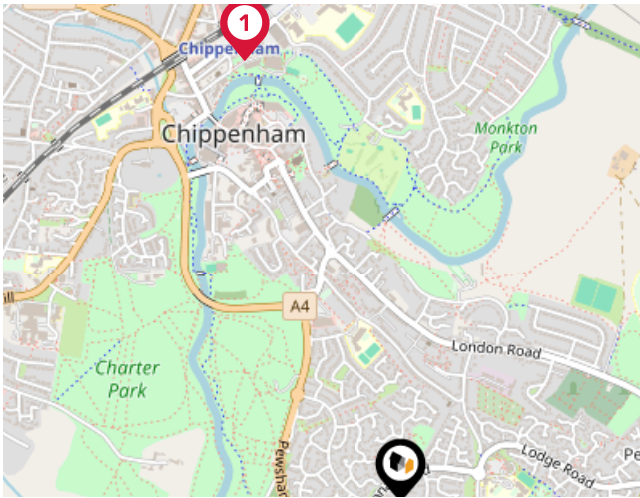
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Redland Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frogwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:1.61	<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: 417   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:1.76	<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: Requires improvement   Pupils: 186   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Notton House Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sheldon School</b> Ofsted Rating: Good   Pupils: 1626   Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hardenhuish School</b> Ofsted Rating: Good   Pupils: 1536   Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

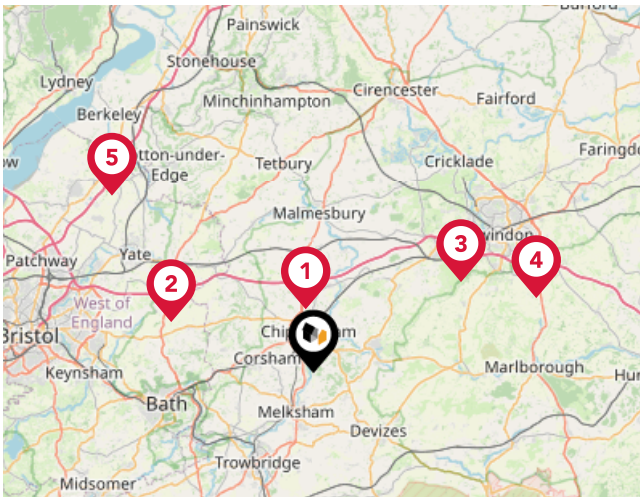


# Area Transport (National)



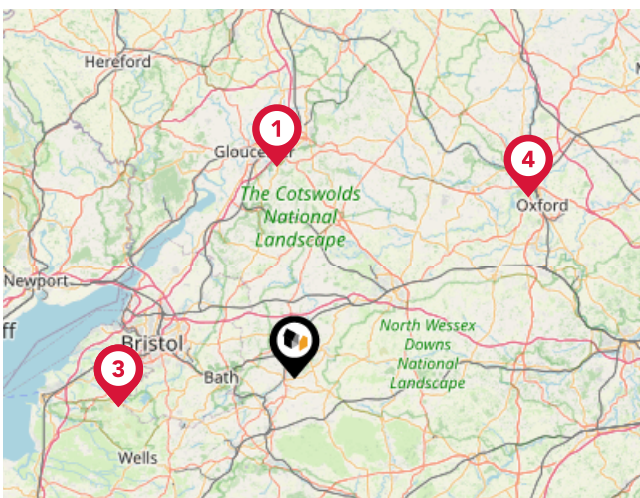
## National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.08 miles
2	Melksham Rail Station	4.95 miles
3	Bradford-on-Avon Rail Station	9.47 miles



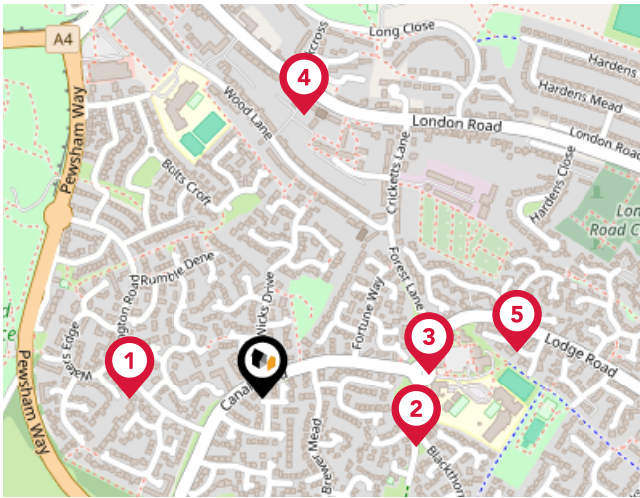
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	4.71 miles
2	M4 J18	11.15 miles
3	M4 J16	12.84 miles
4	M4 J15	17.33 miles
5	M5 J14	19.8 miles



## Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	31.15 miles
2	Bristol Airport	26.39 miles
3	Bristol International Airport	26.39 miles
4	London Oxford Airport	43.33 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Waters Edge	0.15 miles
2	Rooks Nest Close	0.18 miles
3	Community Centre	0.19 miles
4	The Pack Horse	0.33 miles
5	Danes Close	0.3 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

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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