

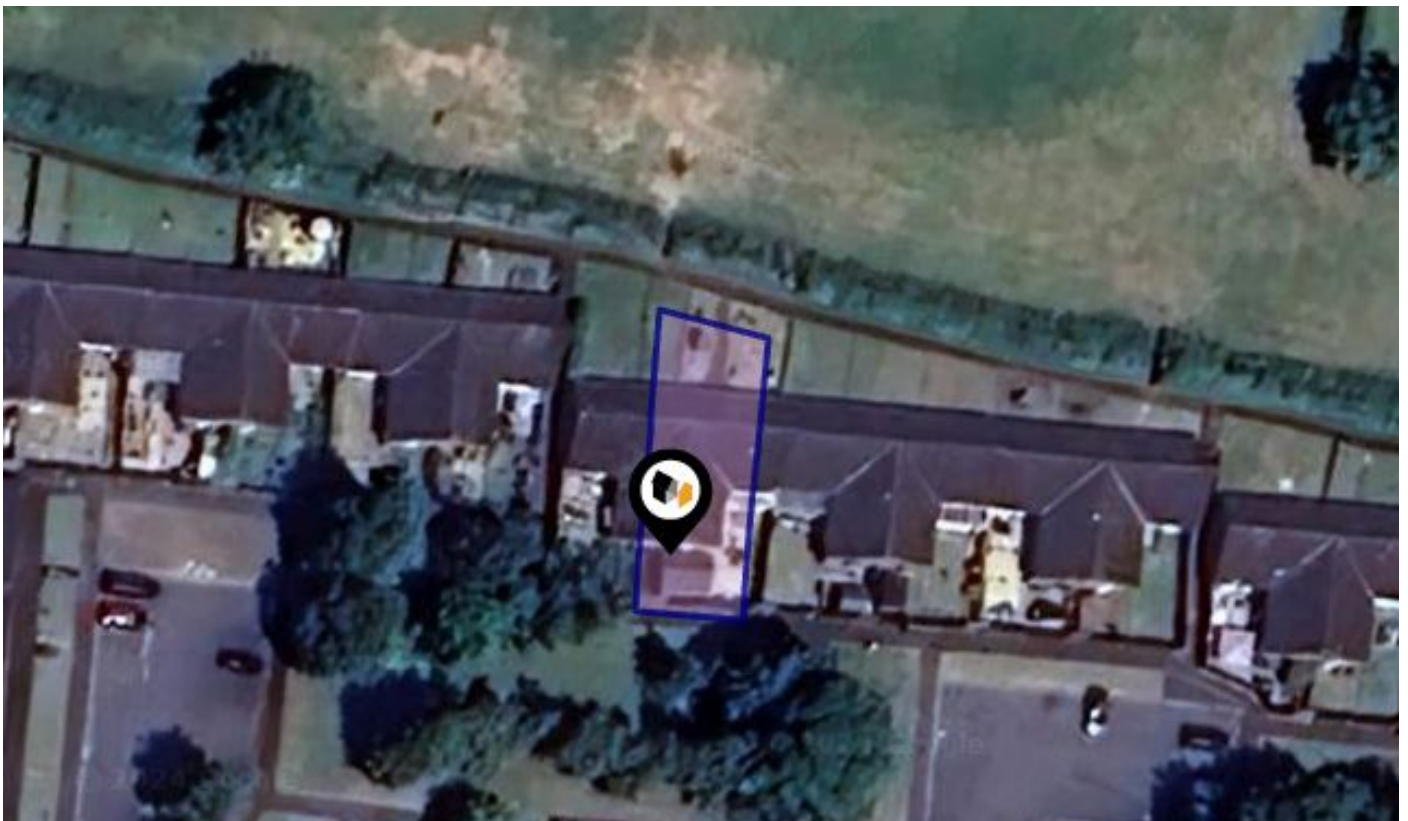


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd August 2024



WESTCROFT, CHIPPENHAM, SN14

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

<!-- x-tinymce/html --> **Reference; SW0341** Rarely available two double bedroom bungalow, situated on the favoured Western side of Chippenham with pleasant open outlook to the front. The property would benefit from some cosmetic updating and would be ideal for buyers who would like to put their own stamp on a property. In brief the accommodation comprises; Entrance hallway, lounge / dining room, conservatory that is also used as a utility area, kitchen with a range of wall and base units, two double bedrooms, the master with a separate W.C, and a shower room. To the rear is an enclosed, easily maintainable garden with a large garden shed and gated access to the rear that leads to the parking area. The property is offered to the market with NO ONWARD CHAIN and an internal viewing is highly recommended.

Situation

The property is ideally situated on the Western side of town and offers excellent access to the major centres of Bath, Bristol, Swindon and London via the M4, A4 & A420. Just a short walk away are two of the towns highly reputable secondary schools, primary schools and local shops. 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, cinema, college and sports facilities.

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



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,812		
Title Number:	WT110142		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

CHIPPENHAM, SN14

Energy rating

D

Valid until 21.08.2034

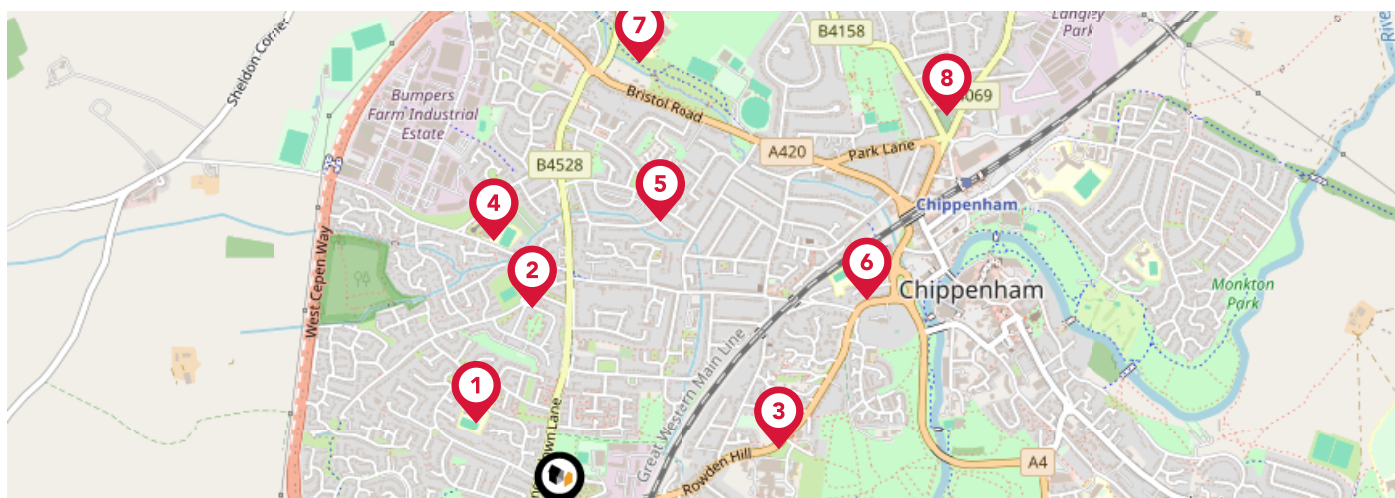
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Controls for high heat retention storage heaters
Main Heating Controls Energy:	Good
Hot Water System:	No system present: electric immersion assumed
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 90% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	72 m ²

Area Schools

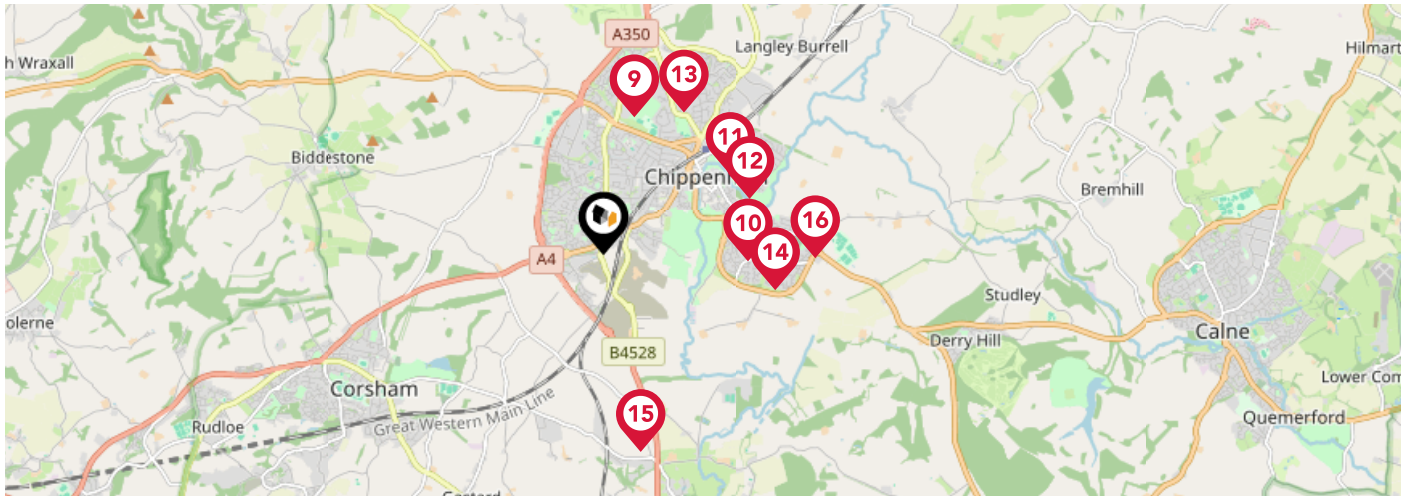
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		Nursery	Primary	Secondary	College	Private
1	Queen's Crescent School Ofsted Rating: Good Pupils: 417 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Frogwell Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 165 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 186 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Redland Primary School Ofsted Rating: Good Pupils: 290 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ivy Lane Primary School Ofsted Rating: Good Pupils: 452 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sheldon School Ofsted Rating: Good Pupils: 1626 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

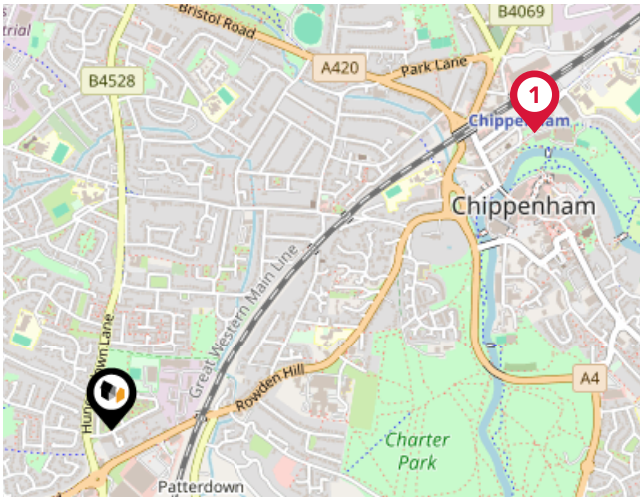
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		Nursery	Primary	Secondary	College	Private
	Hardenhuish School Ofsted Rating: Good Pupils: 1536 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Good Pupils: 217 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wiltshire College and University Centre Ofsted Rating: Good Pupils:0 Distance:1.39	<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:1.44	<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: 152 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Lodge Primary School Ofsted Rating: Good Pupils: 301 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notton House Academy Ofsted Rating: Good Pupils: 51 Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbeyfield School Ofsted Rating: Good Pupils: 879 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

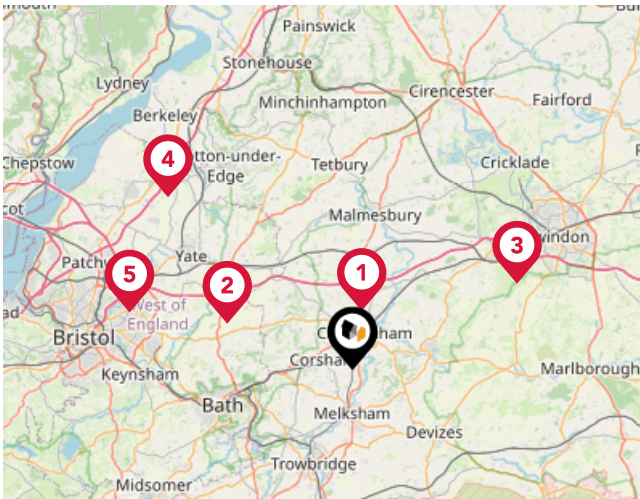
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.2 miles
2	Melksham Rail Station	5.02 miles
3	Bradford-on-Avon Rail Station	8.92 miles



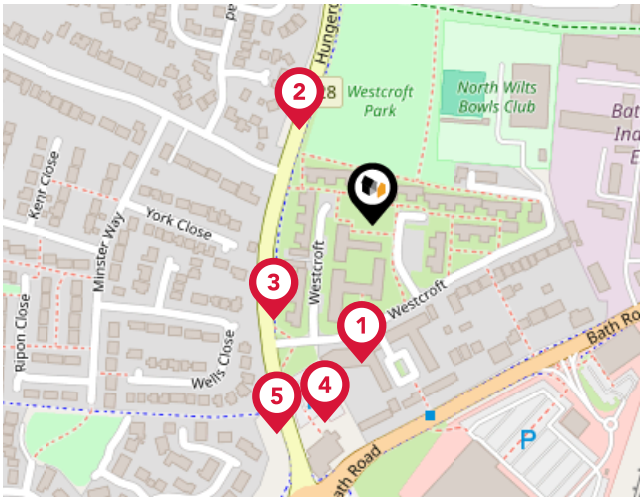
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	4.4 miles
2	M4 J18	9.79 miles
3	M4 J16	13.83 miles
4	M5 J14	18.59 miles
5	M4 J19	16.93 miles



Airports/HELIPADS

Pin	Name	Distance
1	Gloucestershire Airport	30.73 miles
2	Bristol Airport	25.13 miles
3	Bristol International Airport	25.13 miles
4	London Oxford Airport	44.19 miles

**Bus Stops/Stations**

Pin	Name	Distance
1	Croft Court	0.08 miles
2	Hungerdown Lane Sports Ground	0.07 miles
3	Westcroft	0.08 miles
4	B&Q	0.12 miles
5	The Pheasant	0.13 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



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