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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 12<sup>th</sup> September 2024**



**HABRELS CLOSE, CHIPPENHAM, SN15**

**Scott Windle Powered by eXp**

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	968 ft <sup>2</sup> / 90 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,812		
<b>Title Number:</b>	WT184277		

## 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>7</b> mb/s	<b>75</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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CHIPPENHAM, SN15

Energy rating

# D

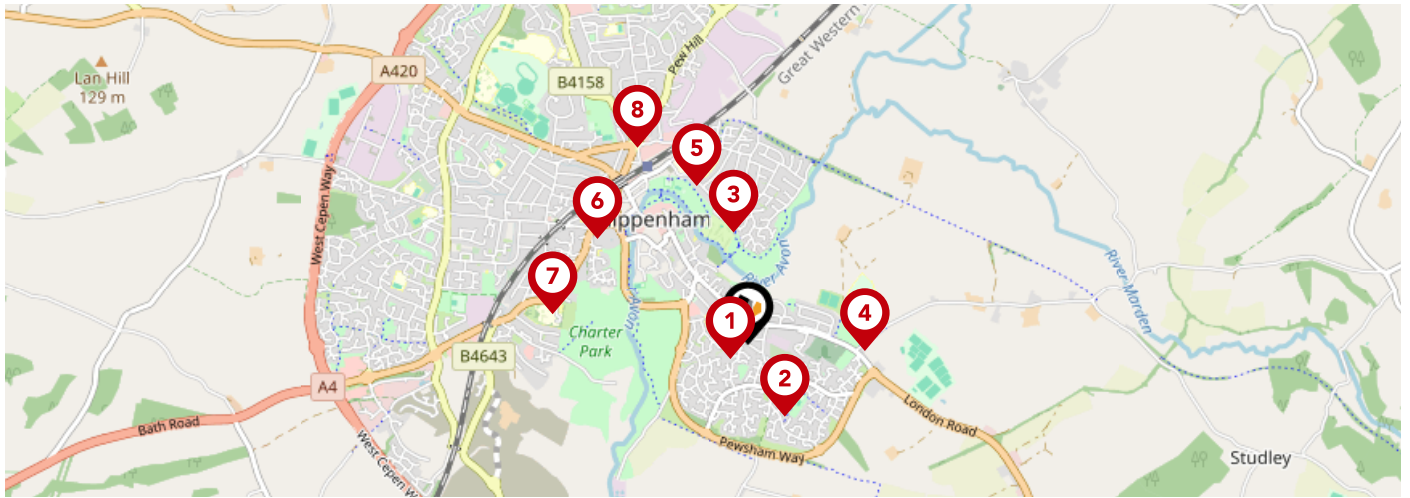
Valid until 11.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

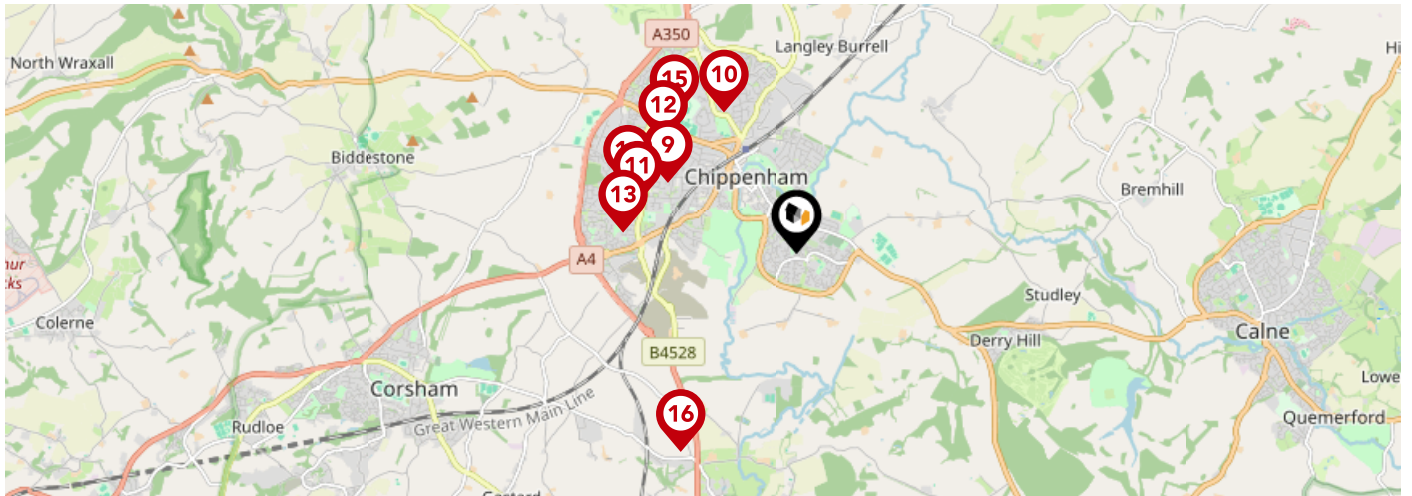
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 400+ mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in 87% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	90 m <sup>2</sup>









# Area Schools



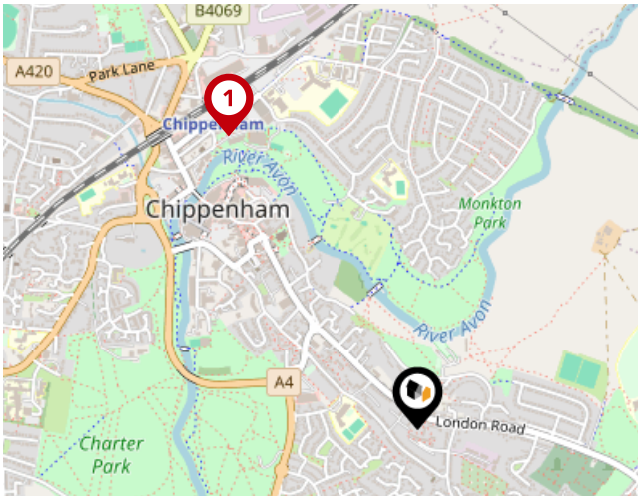
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Charter Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kings Lodge Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Monkton Park Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Abbeyfield School</b> Ofsted Rating: Good   Pupils: 879   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wiltshire College and University Centre</b> Ofsted Rating: Good   Pupils:0   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ivy Lane Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 165   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



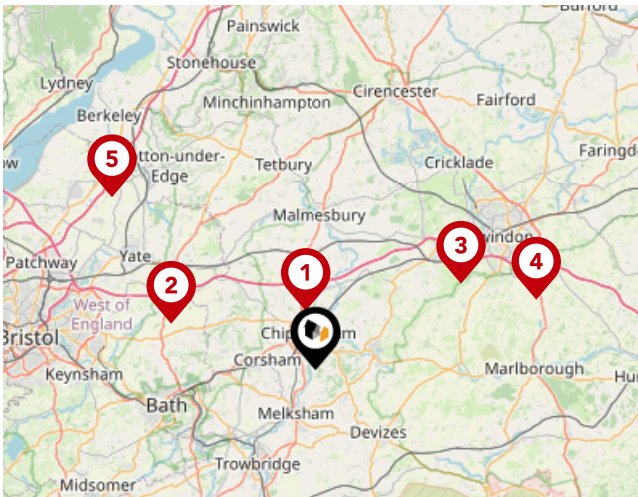
		Nursery	Primary	Secondary	College	Private
	<b>Redland Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Primary School</b> Ofsted Rating: Good   Pupils: 152   Distance:1.48	<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:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sheldon School</b> Ofsted Rating: Good   Pupils: 1626   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Peter's CofE Academy</b> Ofsted Rating: Requires improvement   Pupils: 186   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hardenhuish School</b> Ofsted Rating: Good   Pupils: 1536   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Notton House Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:2.12	<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	0.8 miles
2	Melksham Rail Station	5.3 miles
3	Bradford-on-Avon Rail Station	9.78 miles



## Trunk Roads/Motorways

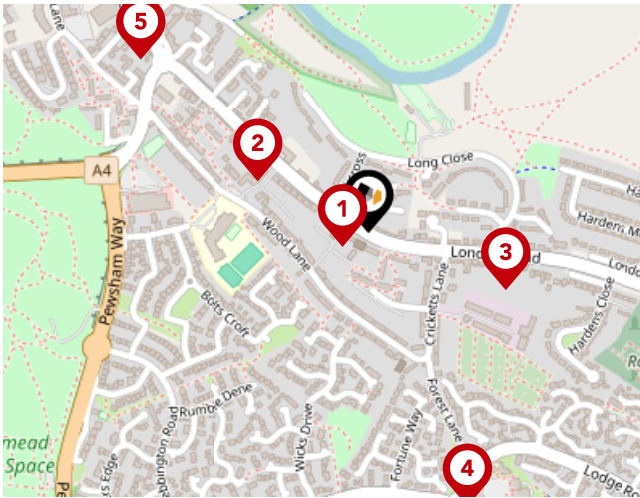
Pin	Name	Distance
1	M4 J17	4.39 miles
2	M4 J18	11.12 miles
3	M4 J16	12.6 miles
4	M4 J15	17.15 miles
5	M5 J14	19.63 miles



## Airports/HELIPADS

Pin	Name	Distance
1	Staverton	30.81 miles
2	Bristol Airport	26.52 miles
3	Felton	26.52 miles
4	Kidlington	43.06 miles





## Bus Stops/Stations

Pin	Name	Distance
1	The Pack Horse	0.03 miles
2	Royal Oak	0.14 miles
3	Long Close	0.17 miles
4	Community Centre	0.34 miles
5	Burlands Road	0.33 miles

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eXp UK

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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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