

SCOTT WINDLE

POWERED BY
exp™ UK

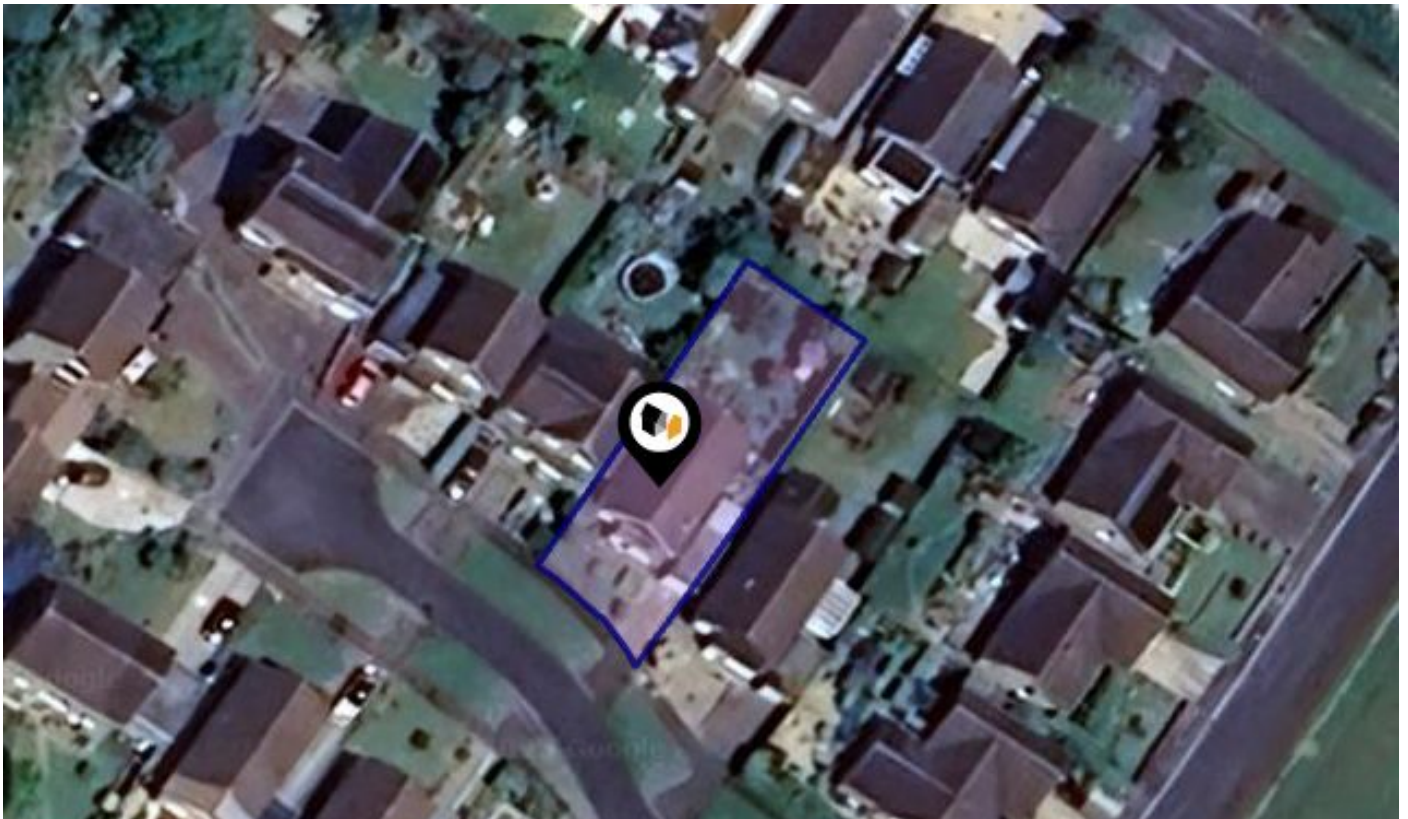


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th January 2025



MONTAGUE CLOSE, CHIPPENHAM, SN15

Scott Windle Powered by eXp

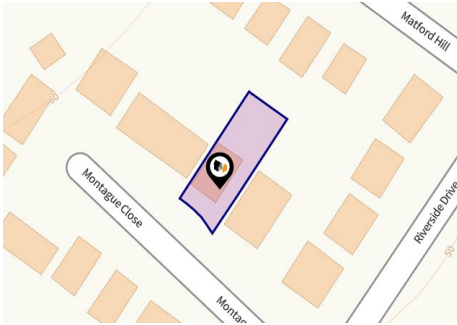
07838311550

scott.windle@exp.uk.com

scottwindle.exp.uk.com



Powered by
aprift
Know any property instantly



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,330		
Title Number:	WT23923		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	60	10000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

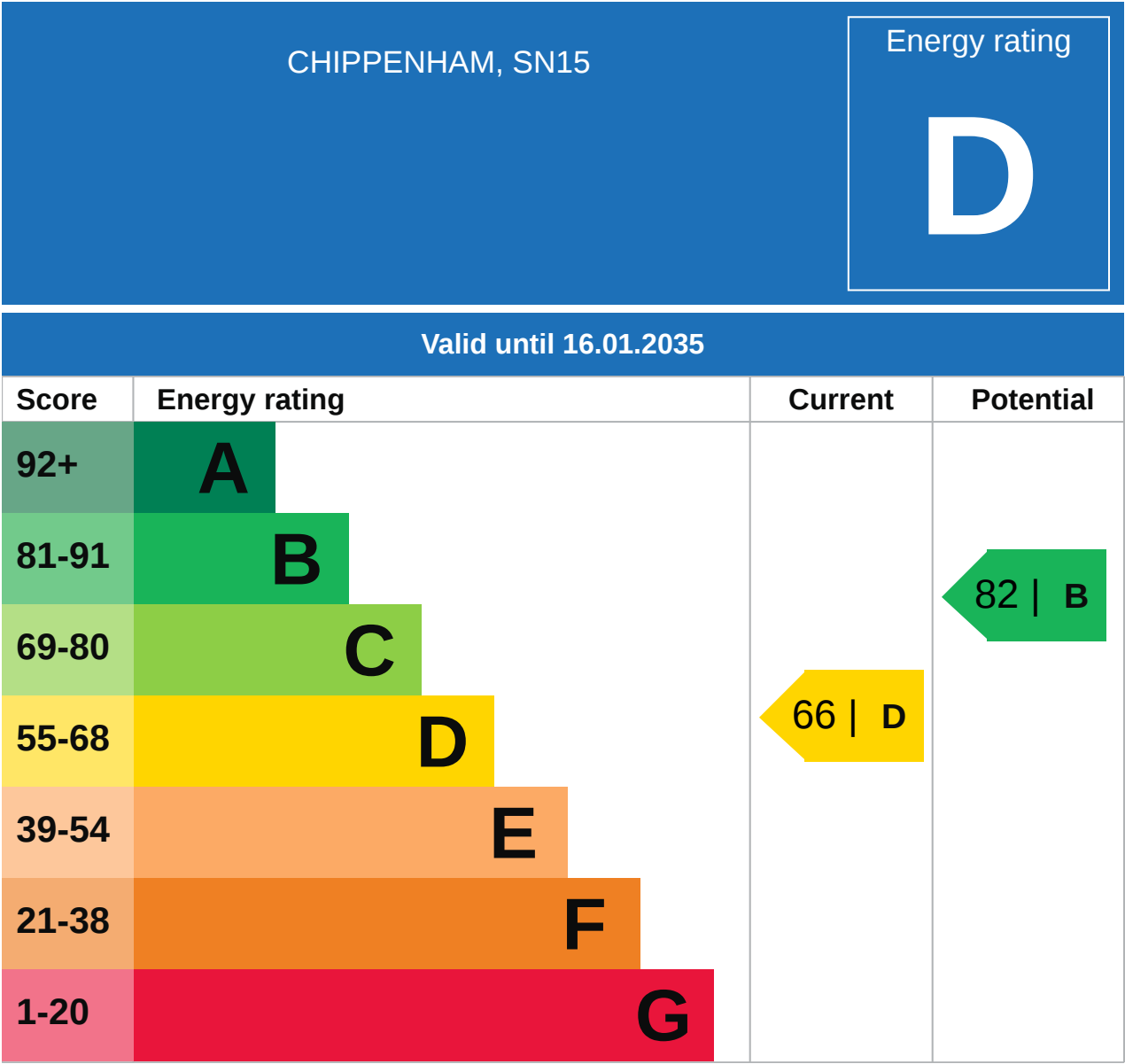
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



Property

EPC - Certificate

SCOTT WINDLE
exp UK

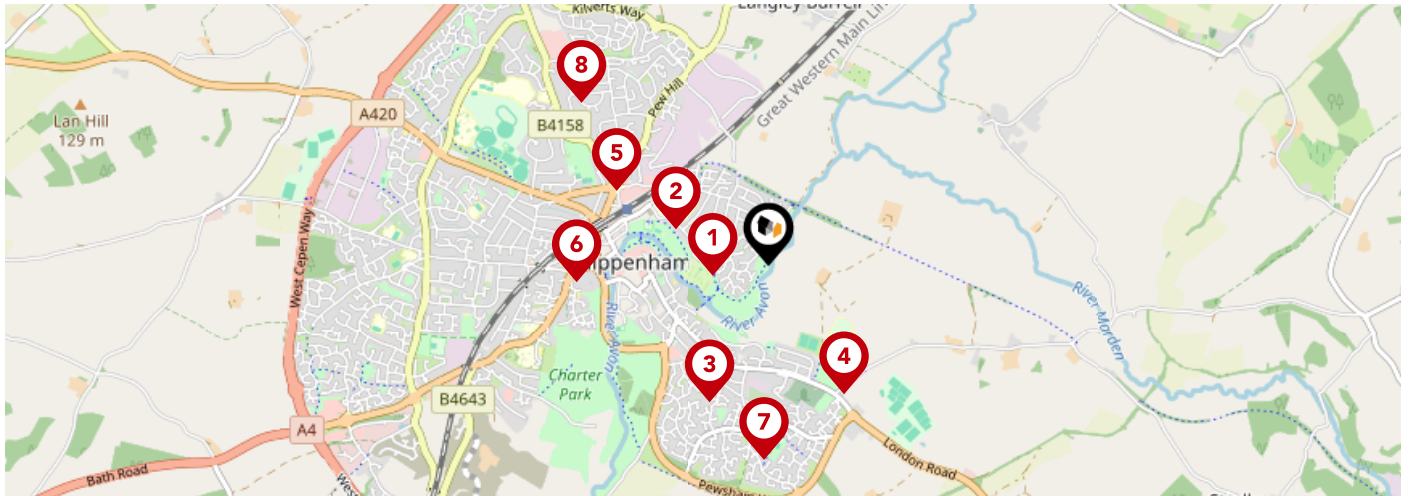


Additional EPC Data

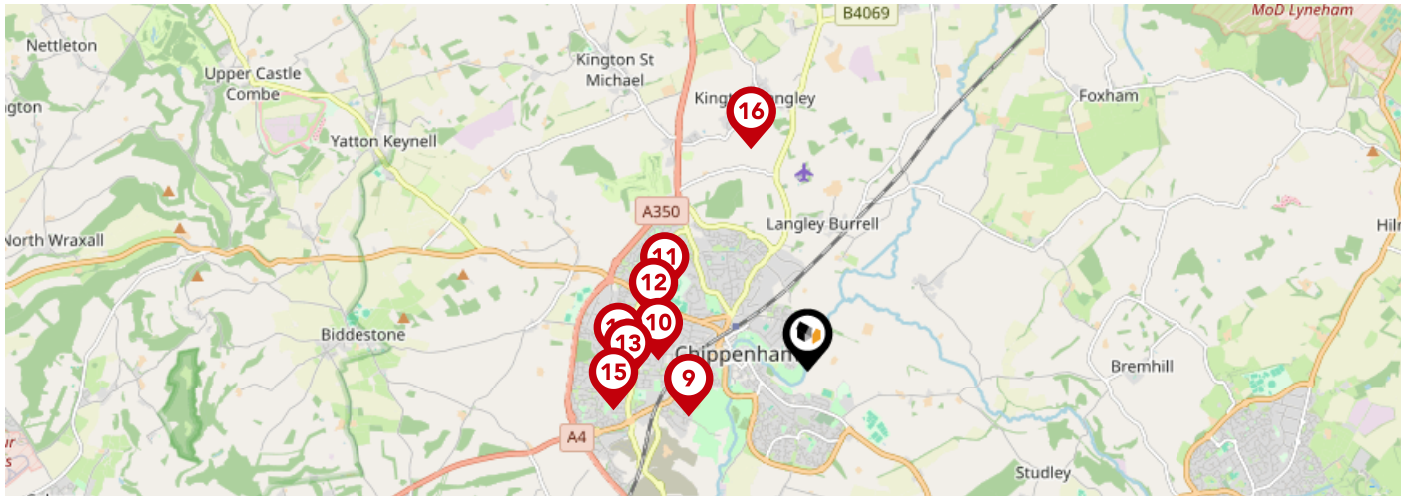
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	78 m ²









Area Schools

SCOTT WINDLE
exp UK



		Nursery	Primary	Secondary	College	Private
1	Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wiltshire College and University Centre Ofsted Rating: Good Pupils:0 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Charter Primary School Ofsted Rating: Good Pupils: 217 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Abbeyfield School Ofsted Rating: Good Pupils: 879 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ivy Lane Primary School Ofsted Rating: Good Pupils: 452 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kings Lodge Primary School Ofsted Rating: Good Pupils: 301 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Paul's Primary School Ofsted Rating: Good Pupils: 152 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 165 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redland Primary School Ofsted Rating: Good Pupils: 290 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardenhuish School Ofsted Rating: Good Pupils: 1536 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheldon School Ofsted Rating: Good Pupils: 1626 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frogwell Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:1.67	<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: 186 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Crescent School Ofsted Rating: Good Pupils: 417 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langley Fitzurse Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

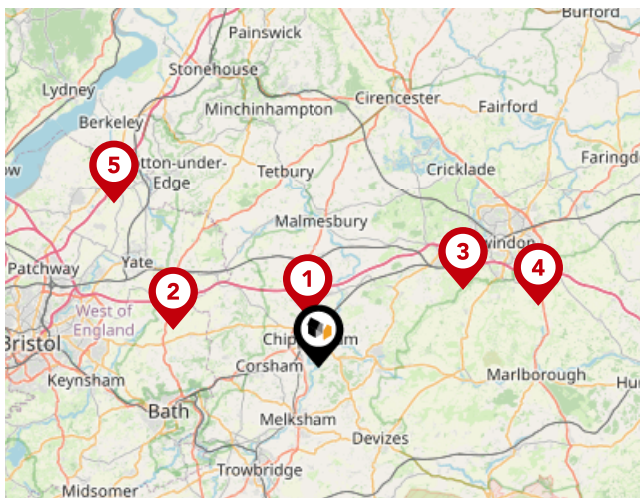
Transport (National)

SCOTT WINDLE
exp UK



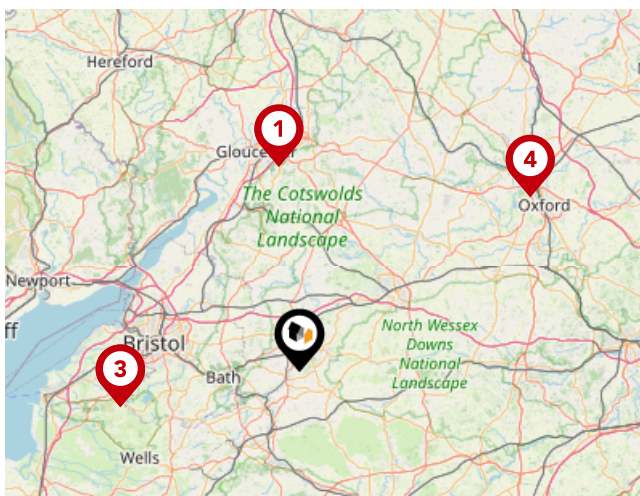
National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	0.63 miles
2	Melksham Rail Station	5.89 miles
3	Bradford-on-Avon Rail Station	10.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	3.87 miles
2	M4 J18	11.14 miles
3	M4 J16	12.15 miles
4	M4 J15	16.8 miles
5	M5 J14	19.42 miles

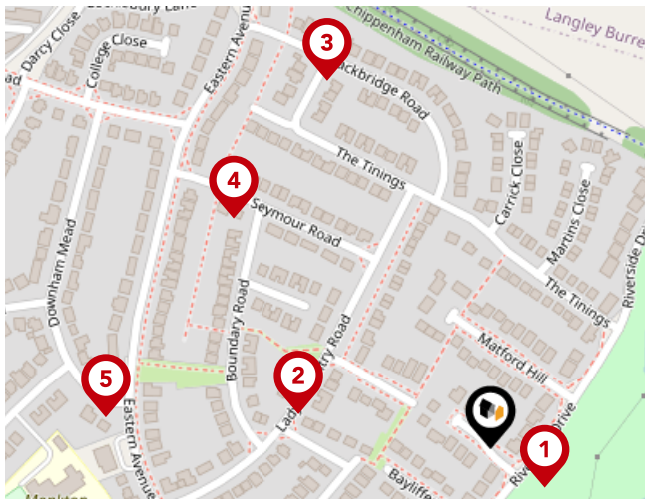


Airports/Helipads

Pin	Name	Distance
1	Staverton	30.27 miles
2	Bristol Airport	26.81 miles
3	Felton	26.81 miles
4	Kidlington	42.57 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Riverside Drive	0.04 miles
2	Newall Tuck Road	0.11 miles
3	Gales Close	0.23 miles
4	Seymour Road	0.2 miles
5	Downham Mead	0.22 miles

SCOTT WINDLE
POWERED BY
exp UK

Scott Windle Powered by eXp

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

SCOTT WINDLE
POWERED BY
exp UK

Scott Windle Powered by eXp

07838311550
scott.windle@exp.uk.com
scottwindle.exp.uk.com

