

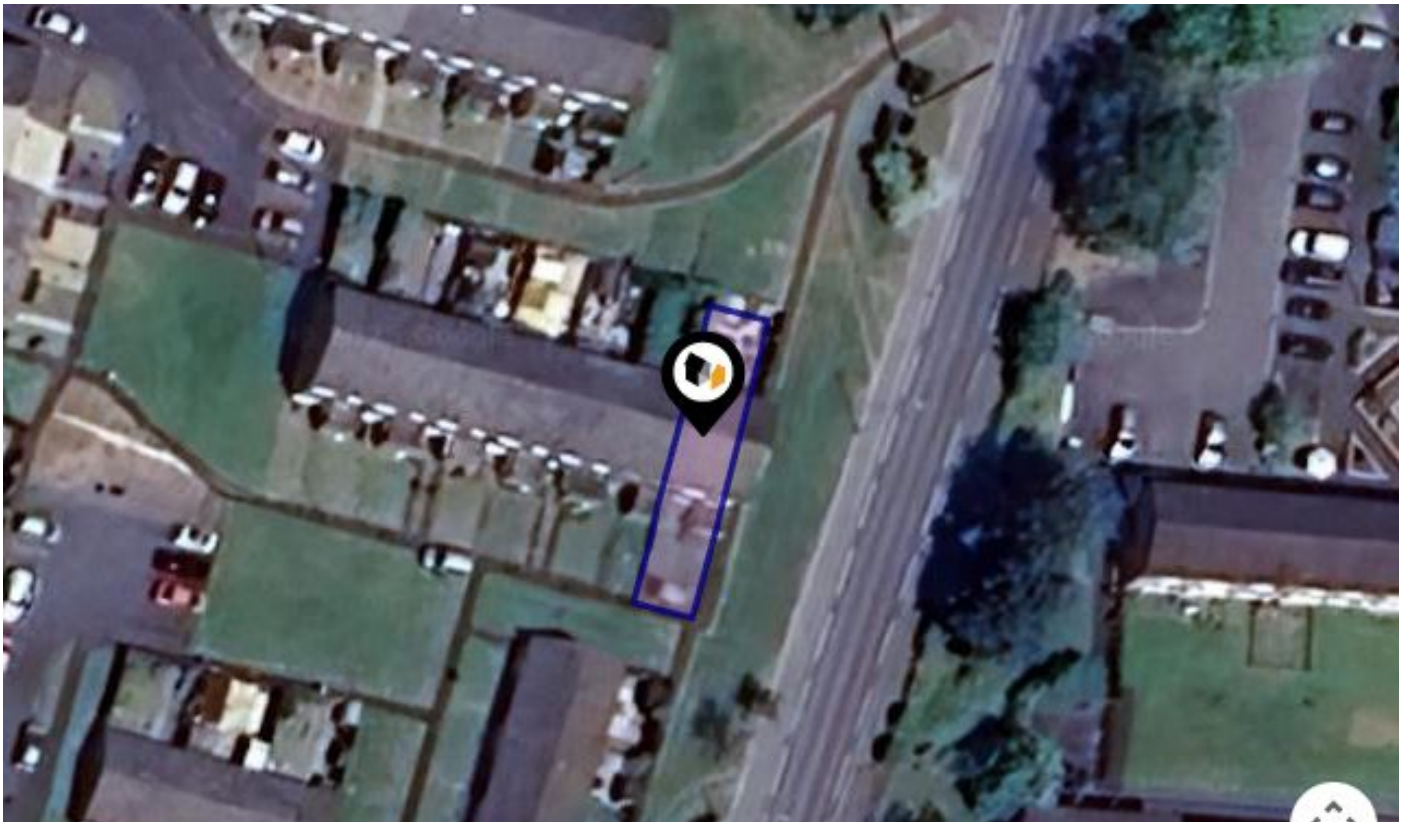


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 22nd February 2025



THE FIRS, CHIPPENHAM, SN14

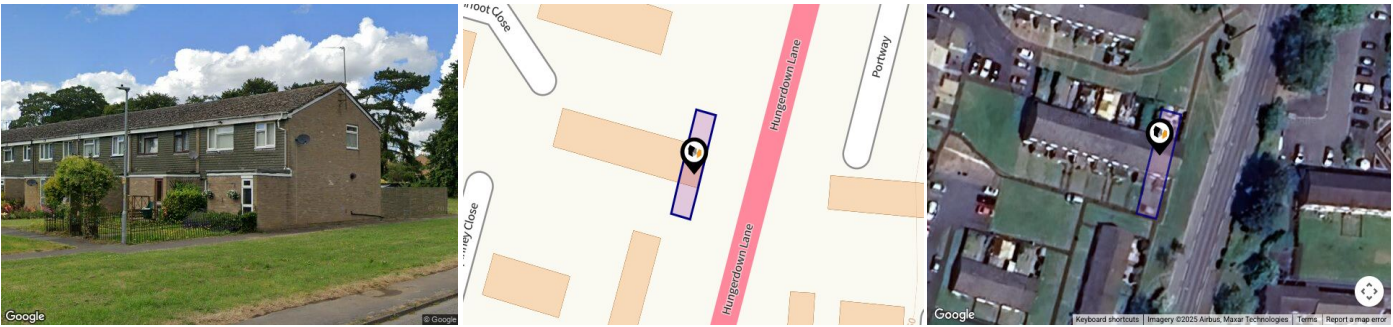
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Property

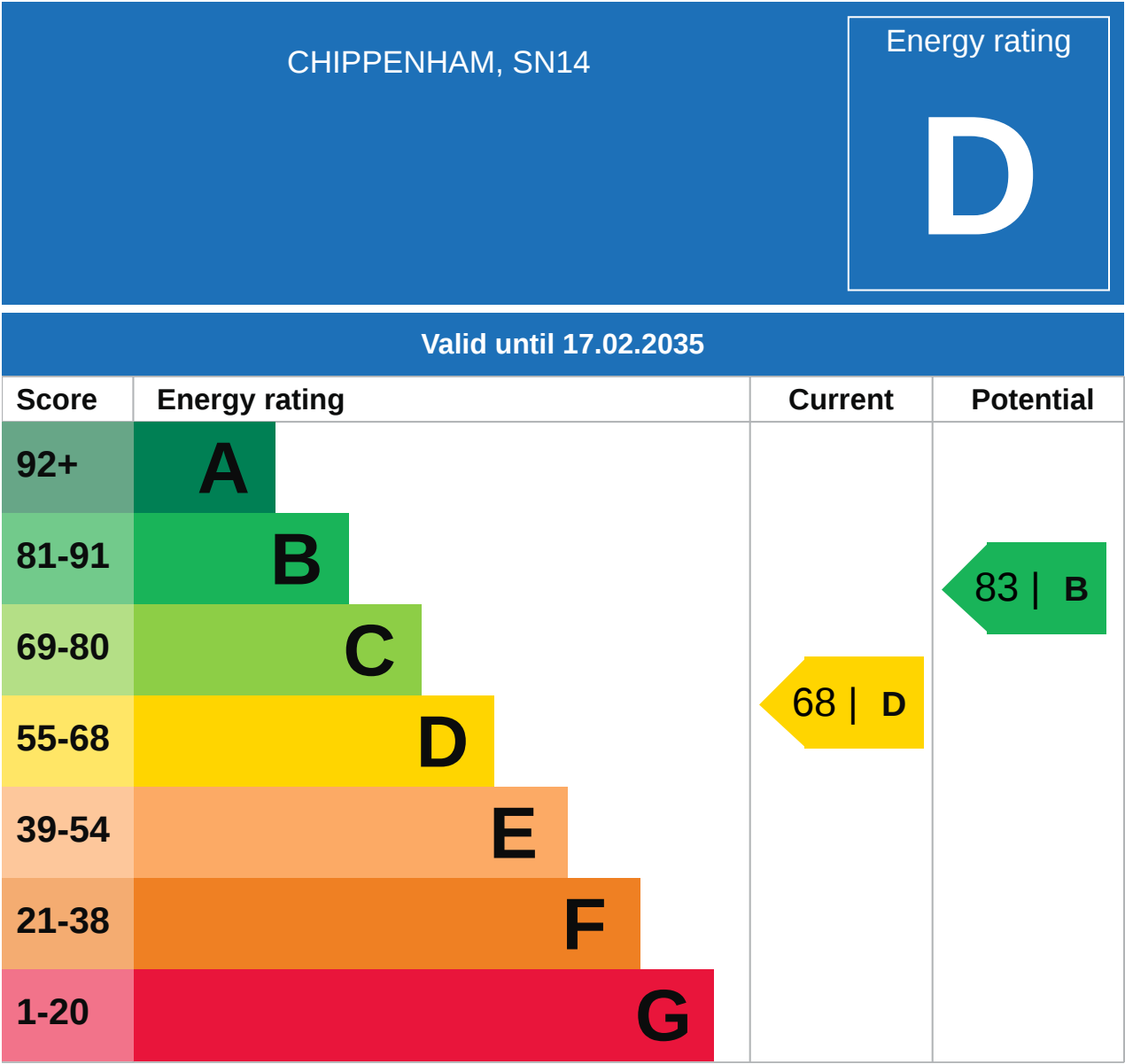
Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,812		
Title Number:	WT145013		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	5	80	1000
● Surface Water	Medium	mb/s	mb/s	mb/s

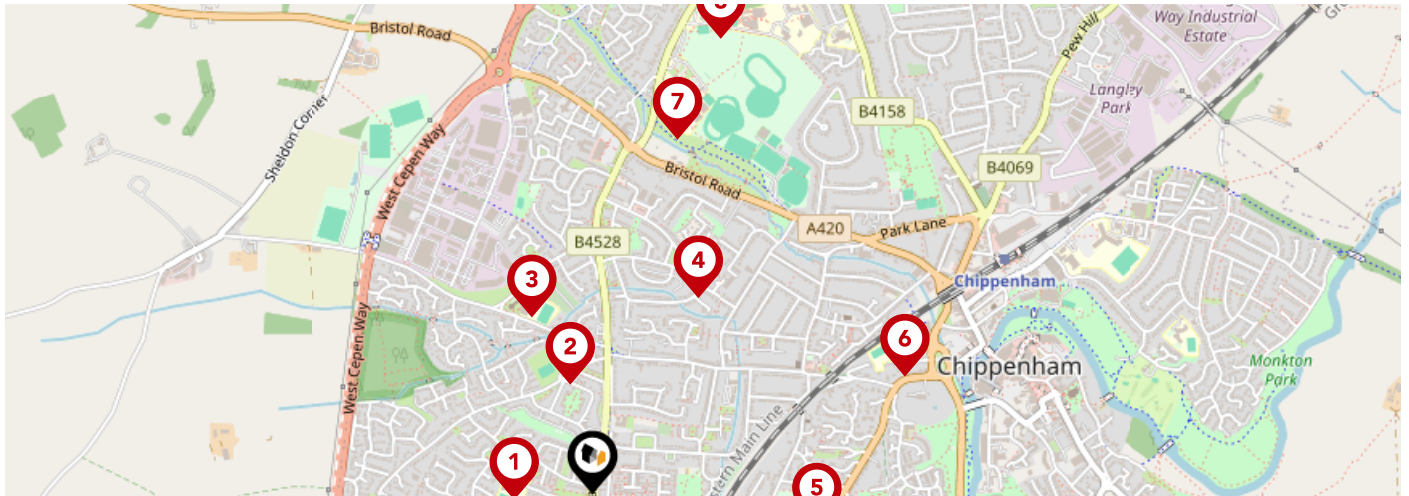
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						



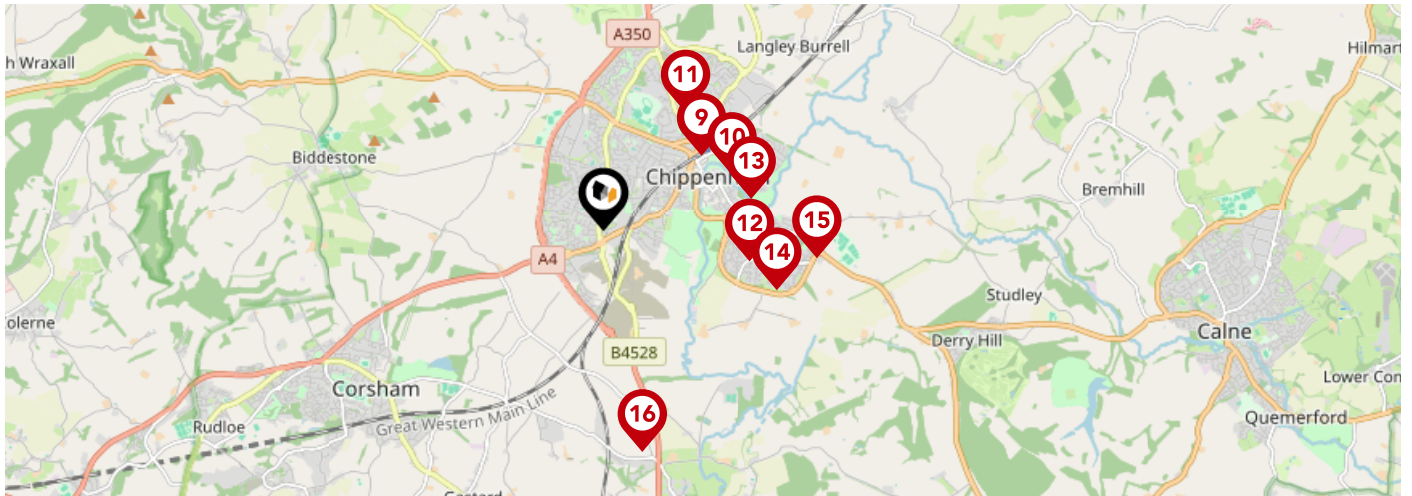










Additional EPC Data

Property Type:	End-terrace 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:	Warm air, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	88 m ²



		Nursery	Primary	Secondary	College	Private
1	Queen's Crescent School Ofsted Rating: Good Pupils: 417 Distance:0.18	<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:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 186 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redland Primary School Ofsted Rating: Good Pupils: 290 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 165 Distance:0.52	<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:0.77	<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:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hardenhuish School Ofsted Rating: Good Pupils: 1536 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

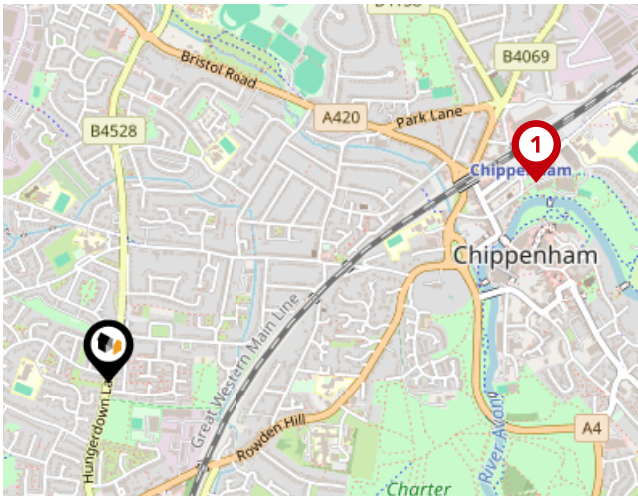


		Nursery	Primary	Secondary	College	Private
	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wiltshire College and University Centre Ofsted Rating: Good Pupils:0 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Primary School Ofsted Rating: Good Pupils: 152 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Good Pupils: 217 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:1.39	<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:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbeyfield School Ofsted Rating: Good Pupils: 879 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Notton House Academy Ofsted Rating: Good Pupils: 51 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

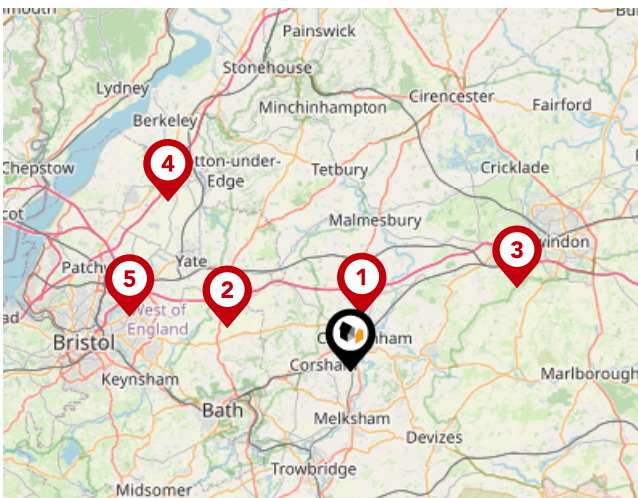
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.09 miles
2	Melksham Rail Station	5.24 miles
3	Bradford-on-Avon Rail Station	9.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	4.18 miles
2	M4 J18	9.7 miles
3	M4 J16	13.74 miles
4	M5 J14	18.43 miles
5	M4 J19	16.86 miles

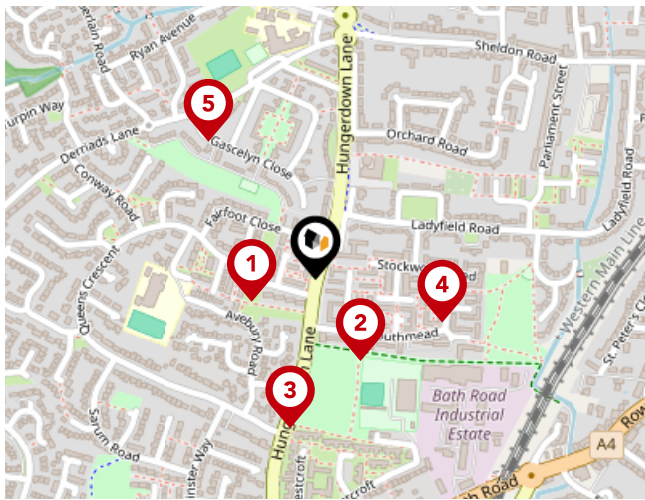


Airports/Helipads

Pin	Name	Distance
1	Staverton	30.5 miles
2	Bristol Airport	25.16 miles
3	Felton	25.16 miles
4	Kidlington	44.06 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Spinney Close	0.08 miles
2	Westerleigh Close	0.11 miles
3	Hungerdown Lane Sports Ground	0.17 miles
4	Stockwood Road	0.15 miles
5	Down View	0.2 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/

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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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