



Buyer Information Report

# 1 Primrose Hill

Daventry, NN11 4GF

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Report compiled

17th March 2025

# Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

**David Bruckert ANAEA**  
Skilton & Hogg Estate Agents

# Your Property

## 1 Primrose Hill

Daventry, NN11 4GF



### Property Details

|                    |  |
|--------------------|--|
| Type of Home       | Semi-Detached  |
| Tenure             | Freehold   |
| Number of Bedrooms | 3<br><i>Estimated</i>  |
| Title Number       | NN134038   |
| Local Authority    | West Northamptonshire  |
| Constituency       | -  |
| Ward               | Daventry East  |
| Council Tax        | Band C<br>Current Annual Charge – £2,000*<br><small>* May vary slightly for local parish council differences</small> |

### Mobile Coverage

|       |      |          |      |
|-------|------|----------|------|
| EE    | Okay | O2       | Good |
| Three | Good | Vodafone | Okay |

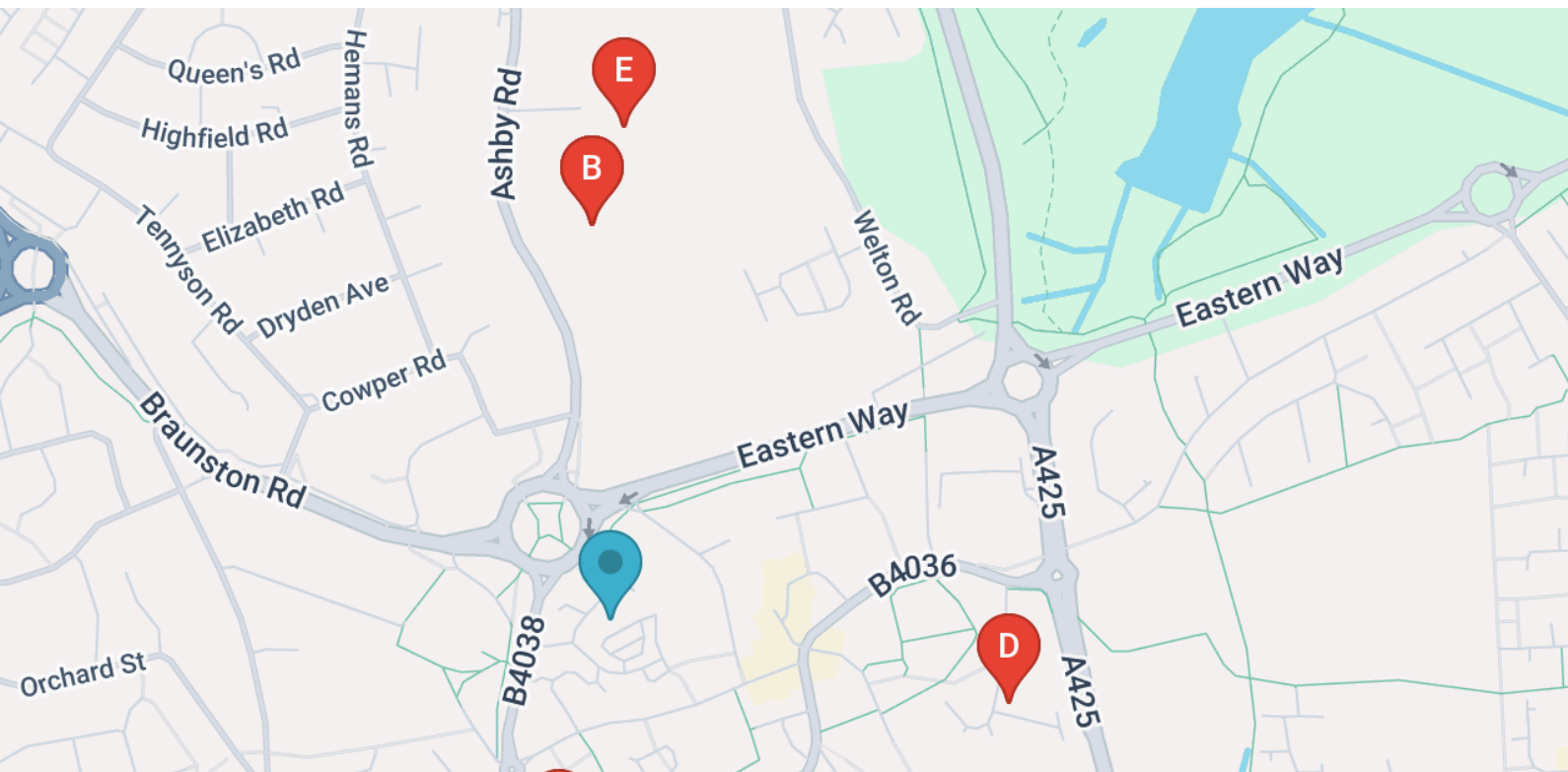
### Estimated Broadband Speeds

|                 |                |
|-----------------|----------------|
| 17Mb Basic      | 80Mb Superfast |
| 330Mb Ultrafast | 330Mb Overall  |

### Flood Risk

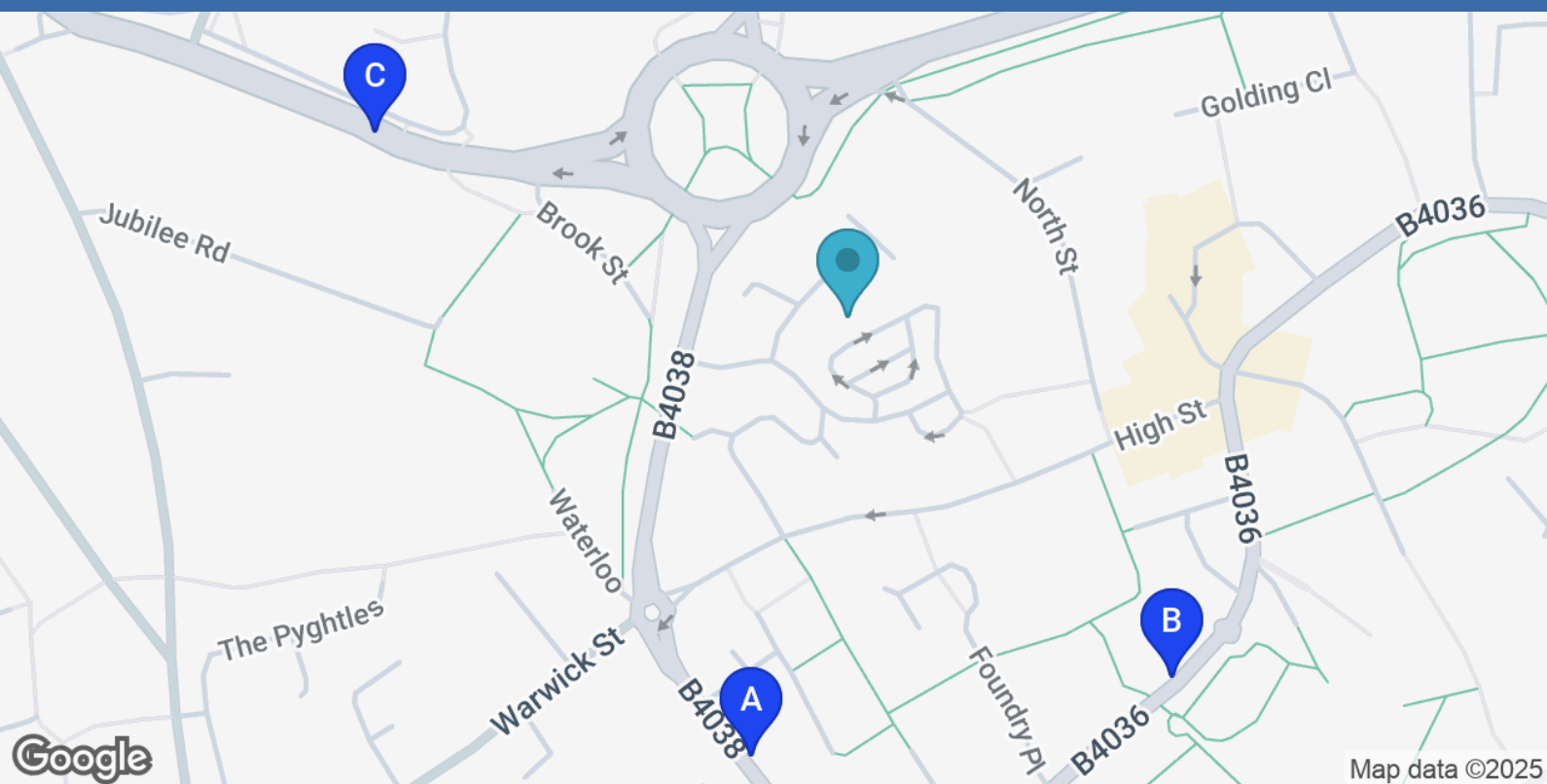
**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

# Nearby Schools



| NAME                              | POSTCODE | EDUCATION LEVEL    | DISTANCE | RATING |
|-----------------------------------|----------|--------------------|----------|--------|
| <b>A</b> St James Infant School   | NN11 4AG | Nursery, Primary   | 0.29 km  | Good   |
| <b>B</b> The Parker E-ACT Academy | NN11 0QE | Secondary, Post 16 | 0.47 km  | Good   |
| <b>C</b> Daventry Hill School     | NN11 0QE | Special            | 0.47 km  | Good   |
| <b>D</b> Abbey CofE Academy       | NN11 4GD | Primary            | 0.48 km  | Good   |
| <b>E</b> Falconer's Hill Academy  | NN11 0QF | Primary            | 0.59 km  | Good   |

# Transport Links



## Nearest Motorway Junction \*

| NAME      | DISTANCE |
|-----------|----------|
| J17 of M1 | 7.53 km  |

## Nearest Train Station \*

| NAME                     | DISTANCE |
|--------------------------|----------|
| Long Buckby Rail Station | 6.59 km  |

## Nearby Airports \*

| NAME             | DISTANCE |
|------------------|----------|
| Coventry Airport | 24.38 km |

## Nearby Bus Stops & Stations \*

| NAME                               | DISTANCE |
|------------------------------------|----------|
| <b>A</b> Car Park, St James Street | 0.27 km  |
| <b>B</b> Bus Station, New Street   | 0.29 km  |
| <b>C</b> 23 Braunston Road         | 0.31 km  |

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner

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## About David Bruckert

An experienced estate agent with nearly 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us.

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### Disclaimer

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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 01327 624275 or visit <https://www.skiltonandhogghomes.co.uk>. To opt out of future communication, contact David Bruckert.

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