



Buyer Information Report

# 30 Cartmel Road

Daventry, NN11 2PP

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Report compiled

13th April 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.

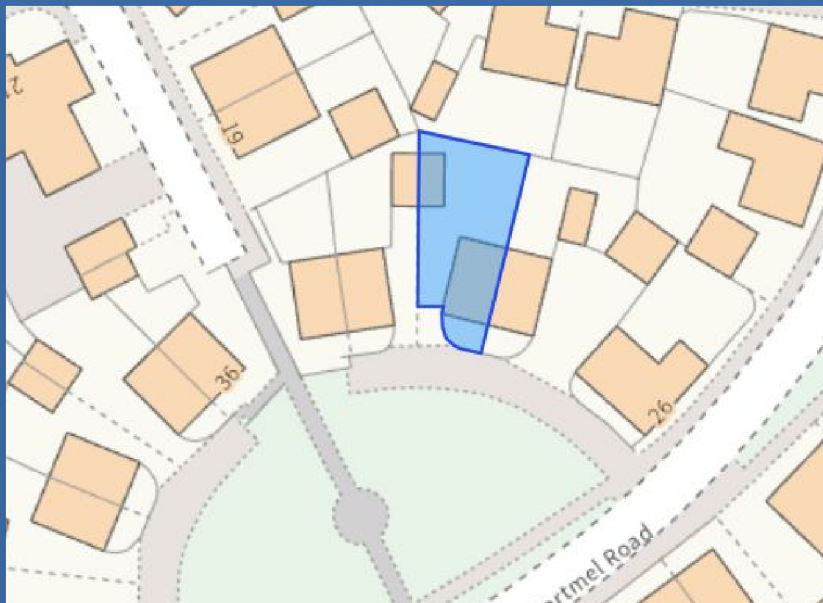
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone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

## 30 Cartmel Road

Daventry, NN11 2PP



### Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Estimated</i>
Title Number	NN357518
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry East
Energy Performance	B
Council Tax	Band D Current Annual Charge – £2,250*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Okay	O2	Good
Three	Good	Vodafone	Okay

### Estimated Broadband Speeds

2Mb Basic	41Mb Superfast
1800Mb Ultrafast	1800Mb Overall

### Flood Risk

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

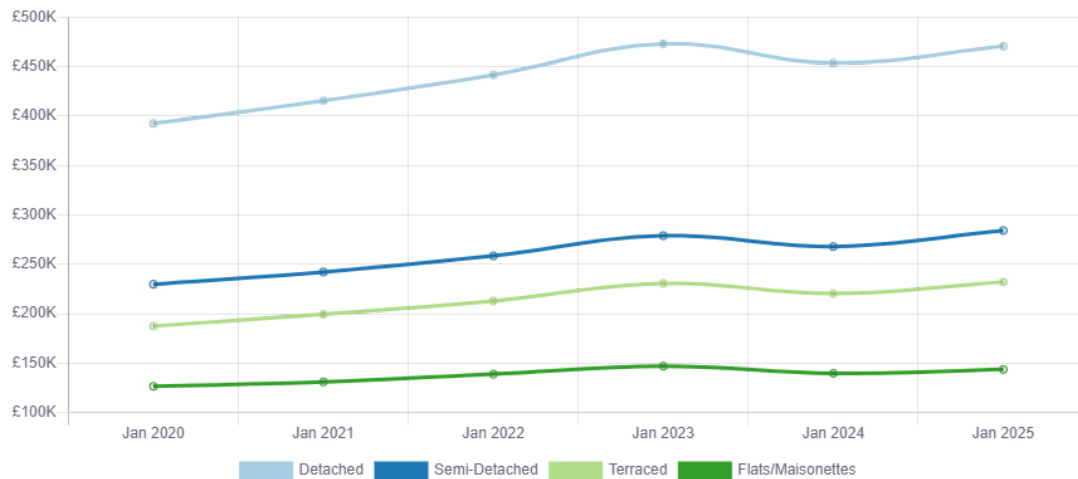
David Bruckert  
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# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since 2020



**£268,359**

Average price for a Semi-Detached property in NN11

**5,535**

Number of Semi-Detached properties in NN11

**£324,346**

Average price for a Semi-Detached property in England

**£51,335** ↑ 21%

Average Price Change since 2020

**£54,280** ↑ 24%

Semi-Detached Price Change

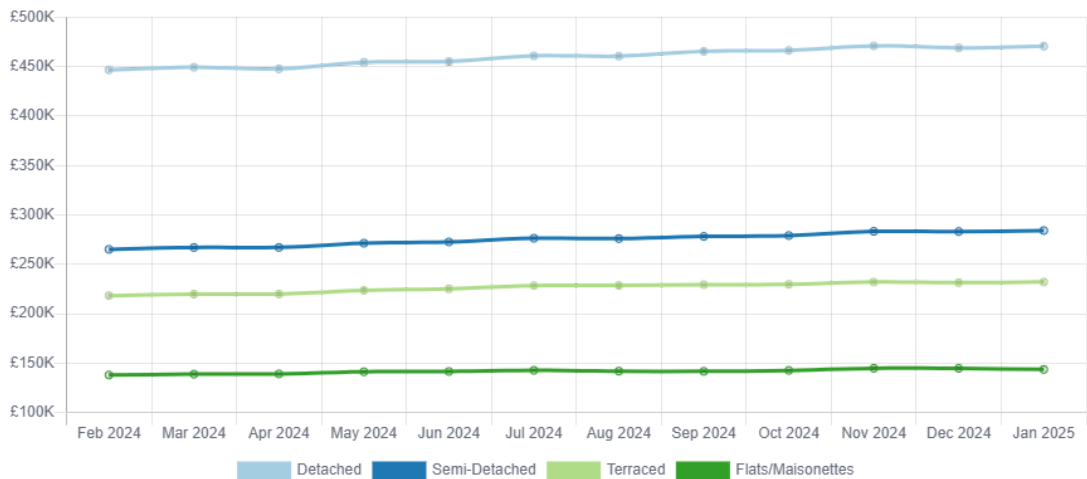
**6864**

Number of Semi-Detached Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£298,360**

Average price for property in NN11

**19,906**

Number of properties in NN11

**£358,423**

Average price for a property in England

**£13,265** ↑ 5%

Average Price Change  
Last 12 Months

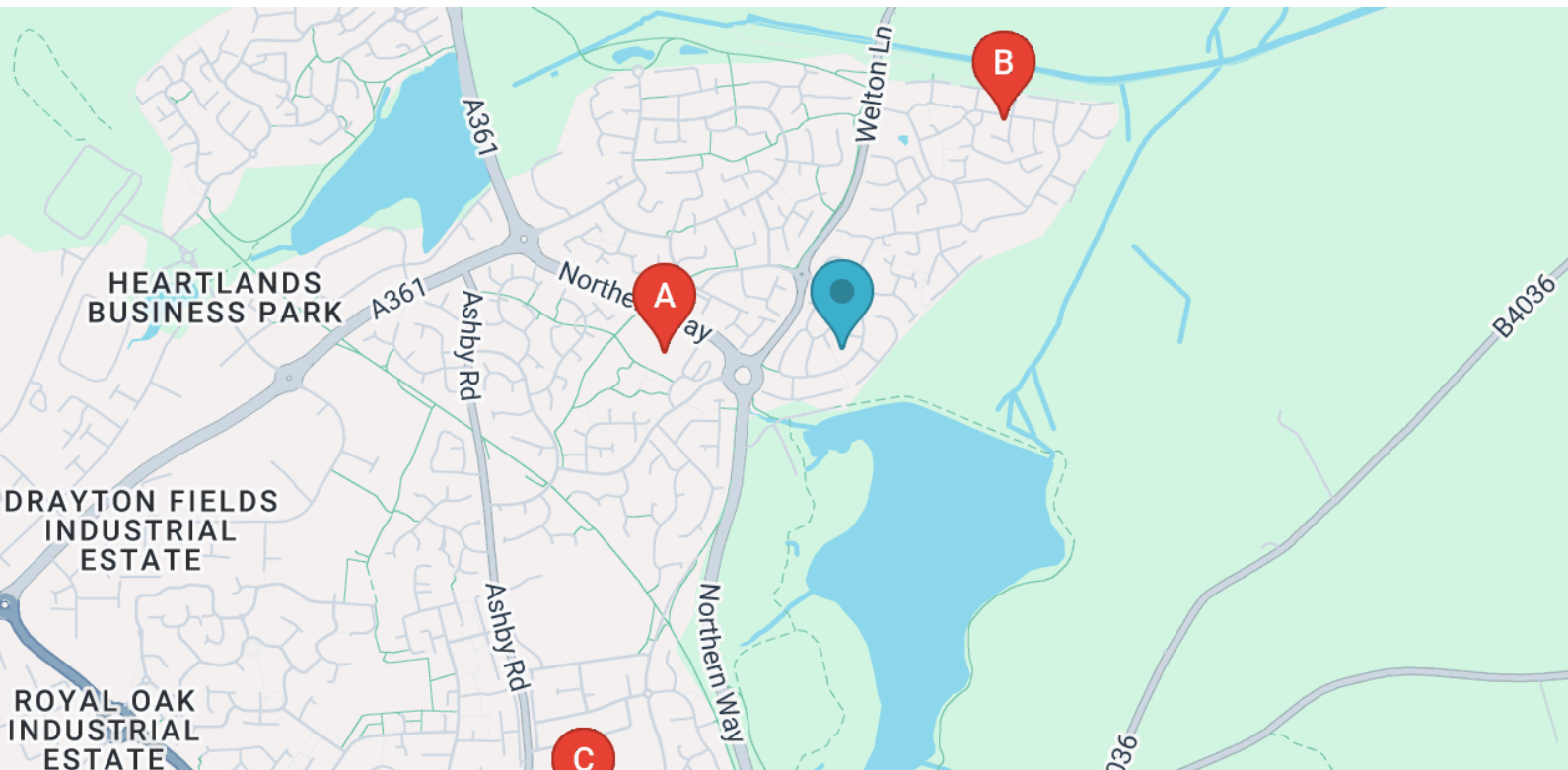
**£16,214** ↑ 6%

Semi-Detached Price Change  
Last 12 Months

**148**

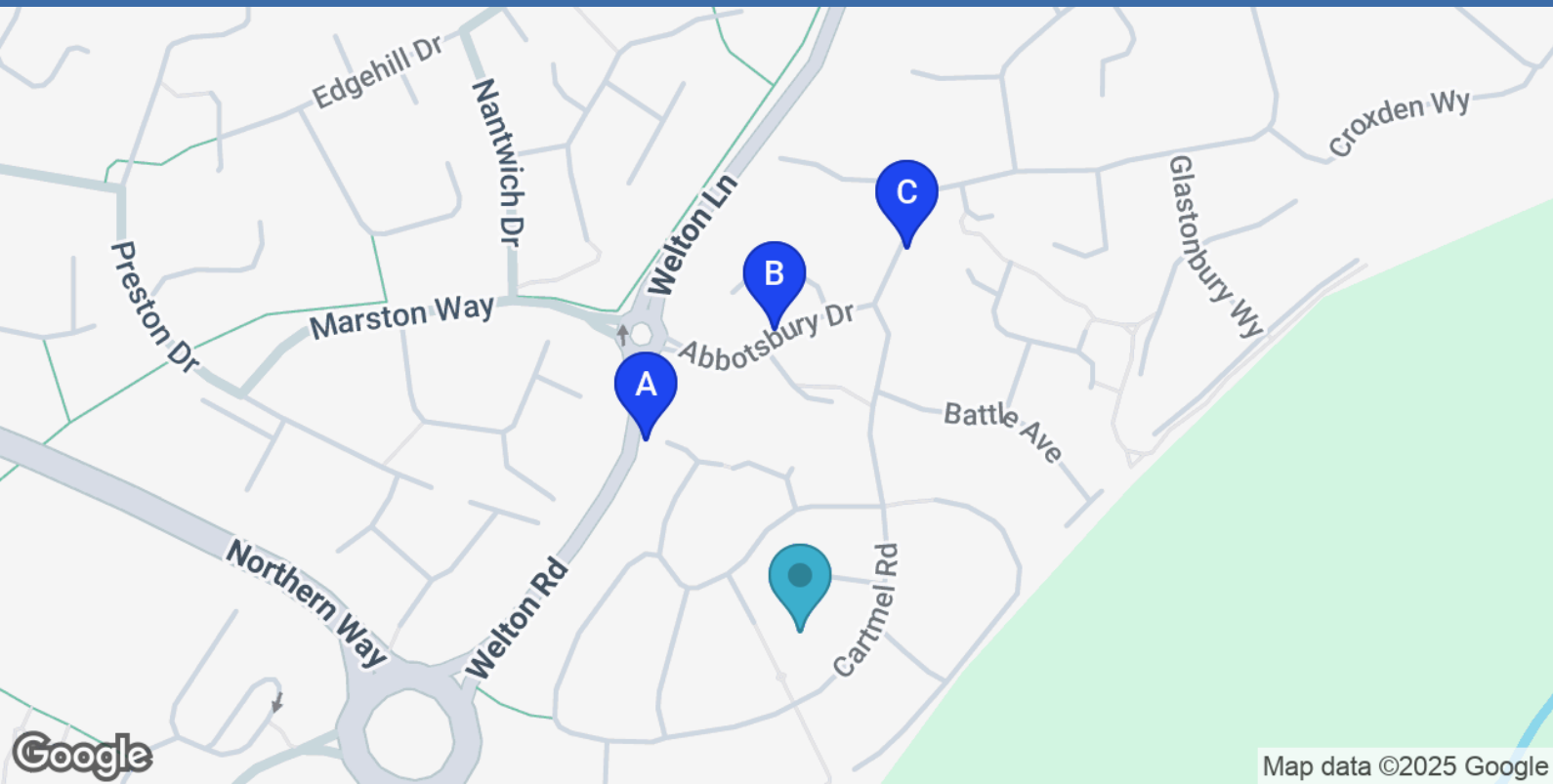
Number of Semi-Detached Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Ashby Fields Primary School	NN11 0YP	Primary	0.42 km	Not rated
<b>B</b> Monksmoor Park Church of England Primary School	NN11 2PD	Nursery, Primary	0.67 km	Good
<b>C</b> Falconer's Hill Academy	NN11 0QF	Primary	1.28 km	Good
<b>D</b> Falconer's Hill Infant School	NN11 0QF	Primary	1.28 km	Good
<b>E</b> The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	1.40 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J17 of M1	5.74 km

## Nearest Train Station \*

NAME	DISTANCE
Long Buckby Rail Station	5.15 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	24.14 km

## Nearby Bus Stops & Stations \*

NAME	DISTANCE
<b>A</b> Marston Way	0.15 km
<b>B</b> Cleeve Close	0.18 km
<b>C</b> Fountains Close	0.24 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.

The logo for Street Group, consisting of the letters 'S' and 'H' in a stylized, bold font, with a small registered trademark symbol (®) to the right of the 'H'. The logo is set against a light orange square background.

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