

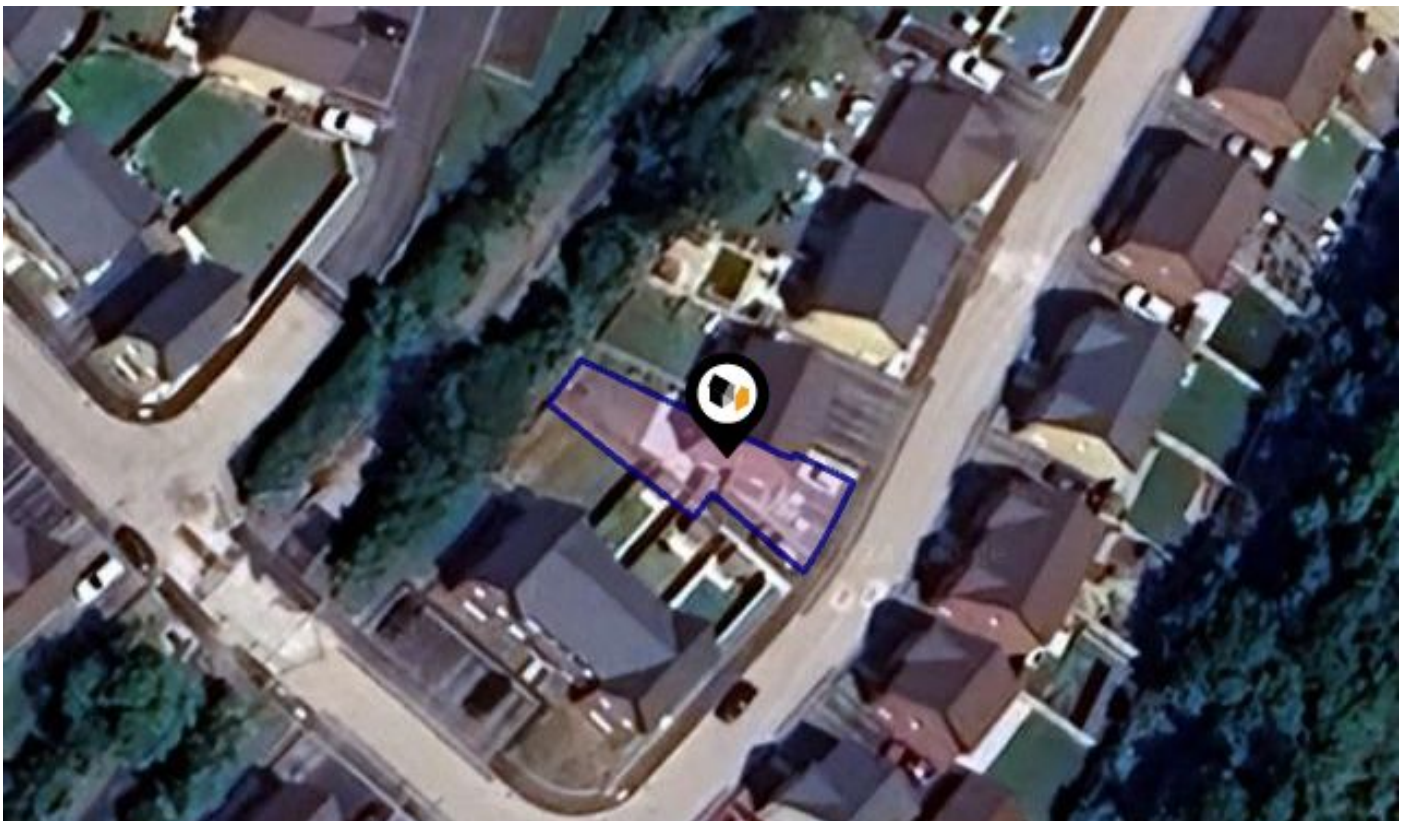


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th December 2024



ASSART WAY, CHIPPENHAM, SN14

Scott Windle Powered by eXp

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£2,071		
Title Number:	WT466535		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		4	1000
● Rivers & Seas	No Risk	mb/s	mb/s
● Surface Water	Very Low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Property EPC - Certificate

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Energy rating

B

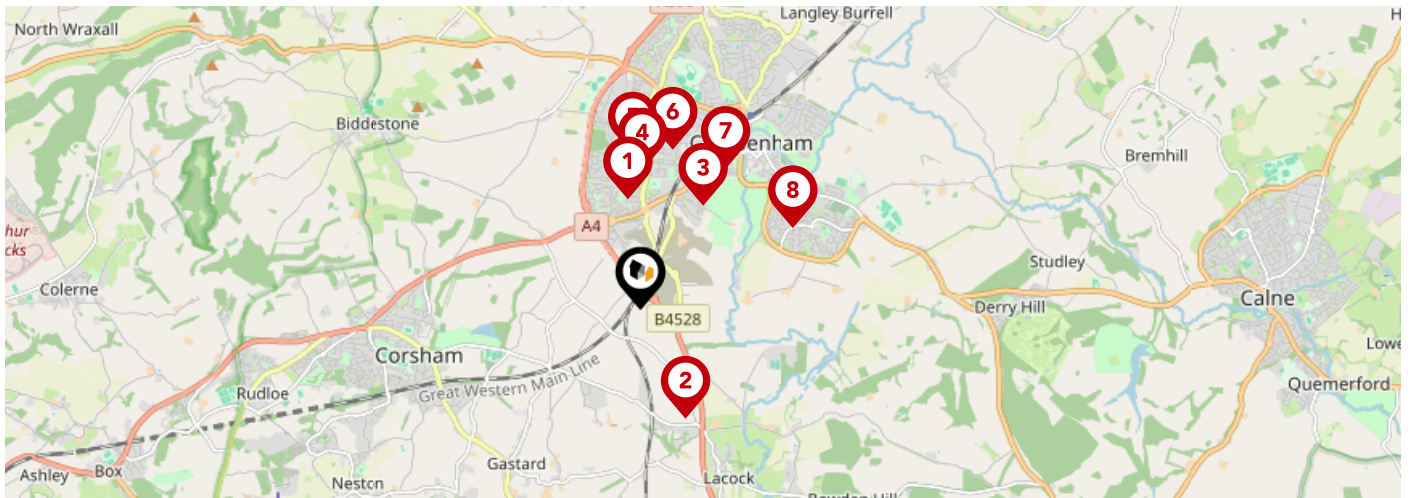
Valid until 09.06.2032

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

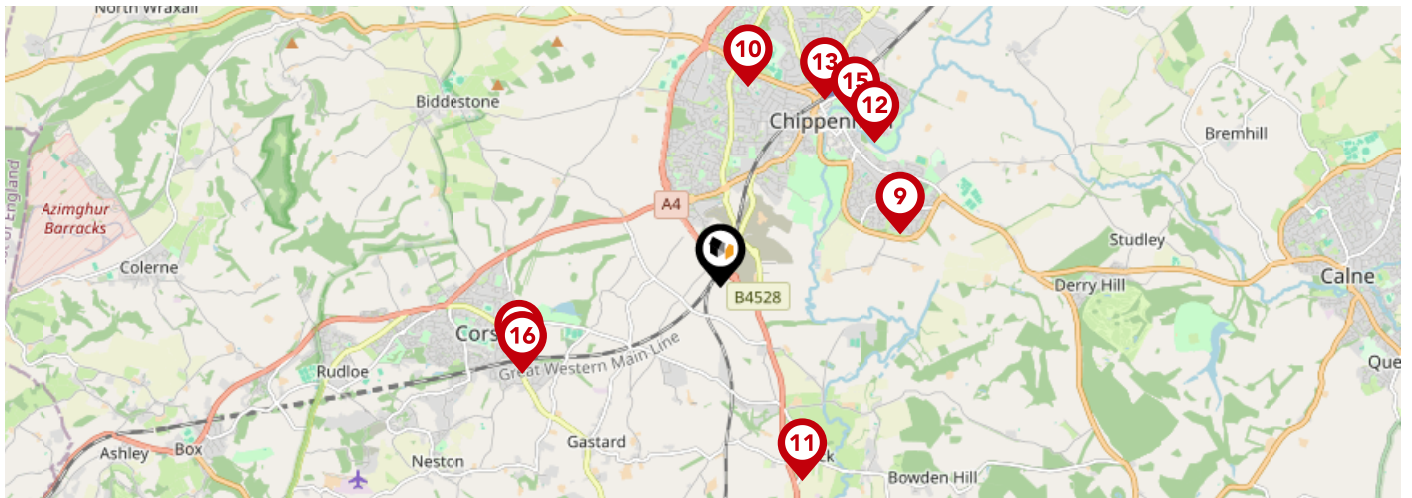
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.23 W/m-Â°K
Total Floor Area:	62 m ²









Area Schools

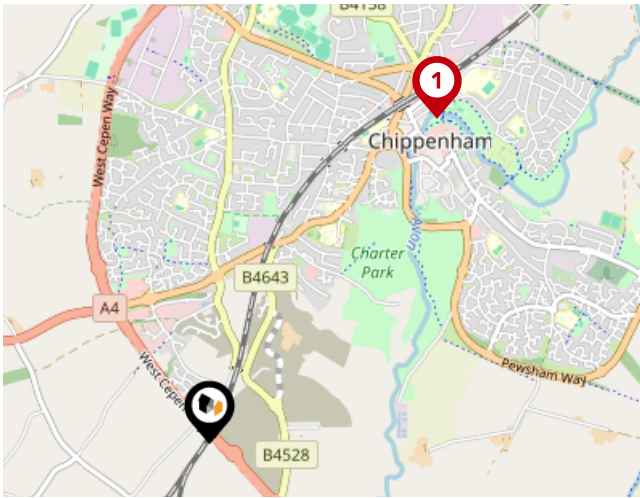


		Nursery	Primary	Secondary	College	Private
1	Queen's Crescent School Ofsted Rating: Good Pupils: 417 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Notton House Academy Ofsted Rating: Good Pupils: 51 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 165 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Frogwell Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Peter's CofE Academy Ofsted Rating: Requires improvement Pupils: 186 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Redland Primary School Ofsted Rating: Good Pupils: 290 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ivy Lane Primary School Ofsted Rating: Good Pupils: 452 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Charter Primary School Ofsted Rating: Good Pupils: 217 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

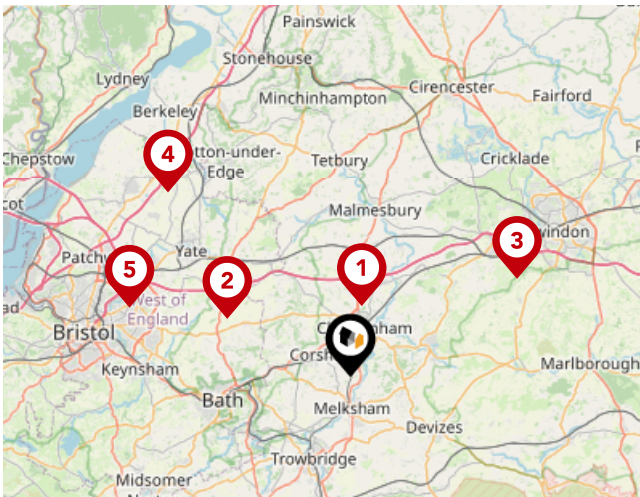


		Nursery	Primary	Secondary	College	Private
	Kings Lodge Primary School Ofsted Rating: Good Pupils: 301 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sheldon School Ofsted Rating: Good Pupils: 1626 Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lacock Church of England Primary School Ofsted Rating: Good Pupils: 69 Distance:1.94	<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:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Catholic Primary School, Corsham Ofsted Rating: Good Pupils: 174 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wiltshire College and University Centre Ofsted Rating: Good Pupils:0 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corsham Primary School Ofsted Rating: Outstanding Pupils: 667 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Chippenham Rail Station	1.83 miles
2	Melksham Rail Station	4.21 miles
3	Bradford-on-Avon Rail Station	8.21 miles



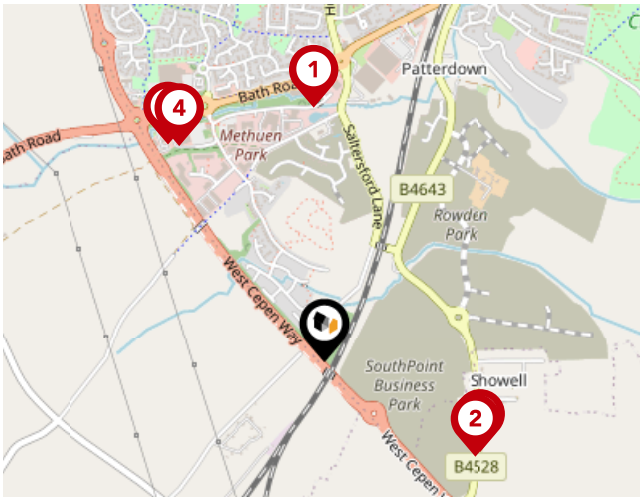
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	5.21 miles
2	M4 J18	10.04 miles
3	M4 J16	14.29 miles
4	M5 J14	19.11 miles
5	M4 J19	17.09 miles



Airports/Helipads

Pin	Name	Distance
1	Staverton	31.53 miles
2	Bristol Airport	24.93 miles
3	Felton	24.93 miles
4	Kidlington	44.73 miles



Bus Stops/Stations

Pin	Name	Distance
1	Eso Garage	0.59 miles
2	Showell Farm	0.41 miles
3	Showell Farm	0.41 miles
4	Sainsburys	0.6 miles
5	Sainsburys	0.62 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/

Scott Windle Powered by eXp Data Quality

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