

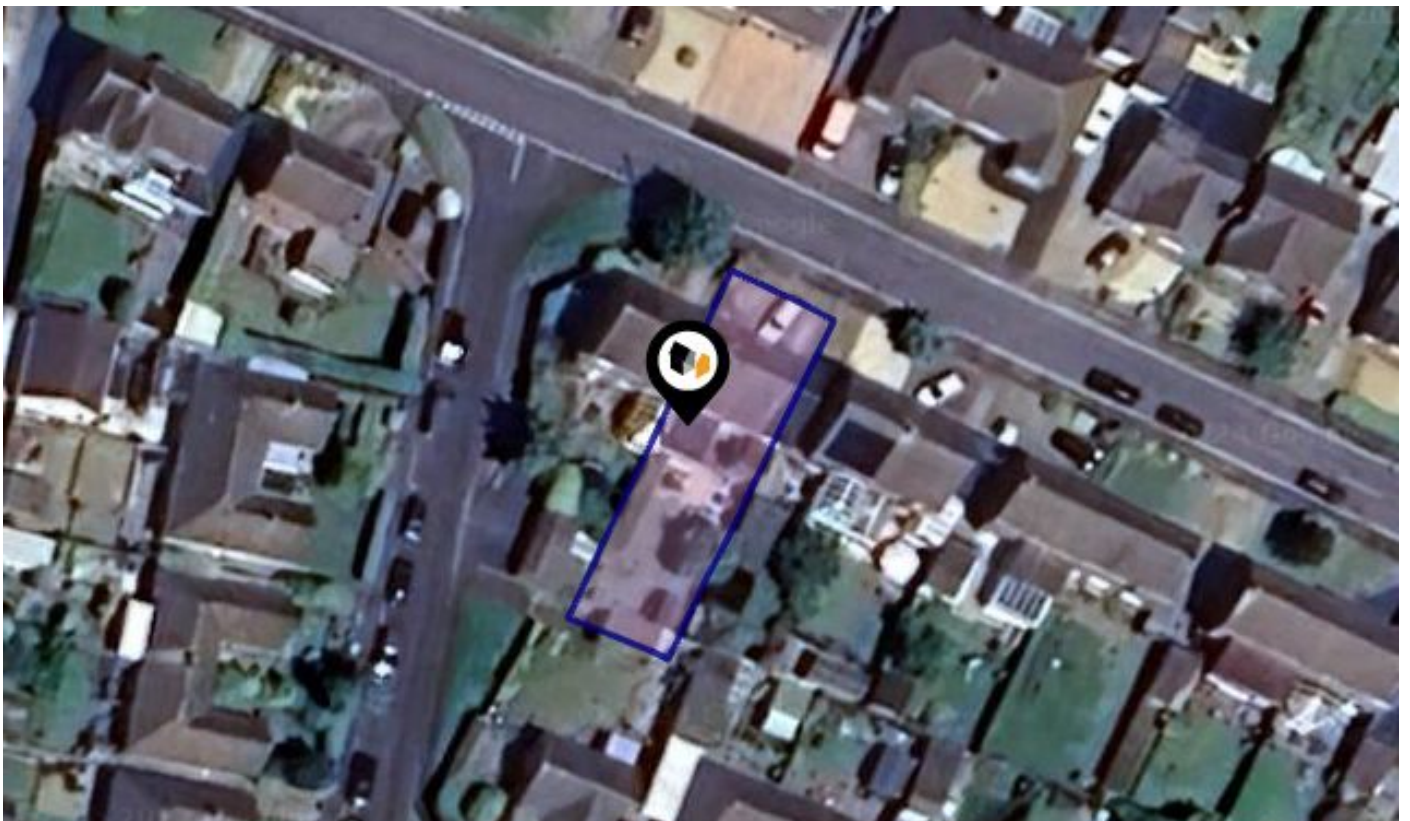


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd December 2024



SEYMOUR ROAD, CHIPPENHAM, SN15

Scott Windle Powered by eXp

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,151 ft ² / 107 m ² | | |
| Plot Area: | 0.08 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,071 | | |
| Title Number: | WT6505 | | |

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Wiltshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|--------------------|---------------------|
| 17 mb/s | 267 mb/s | 1139 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Seymour Road, Chippenham, SN15*

| Reference - N/97/01324/FUL | |
|----------------------------|--|
| Decision: | Unknown |
| Date: | 20th June 1997 |
| Description: | Extension To Dwelling Extension |
| Reference - N/03/02139/FUL | |
| Decision: | Approve with Conditions |
| Date: | 06th August 2003 |
| Description: | CONSERVATORY AND FIRST FLOOR EXTENSION |



Property
EPC - Certificate

SN15

Energy rating

D

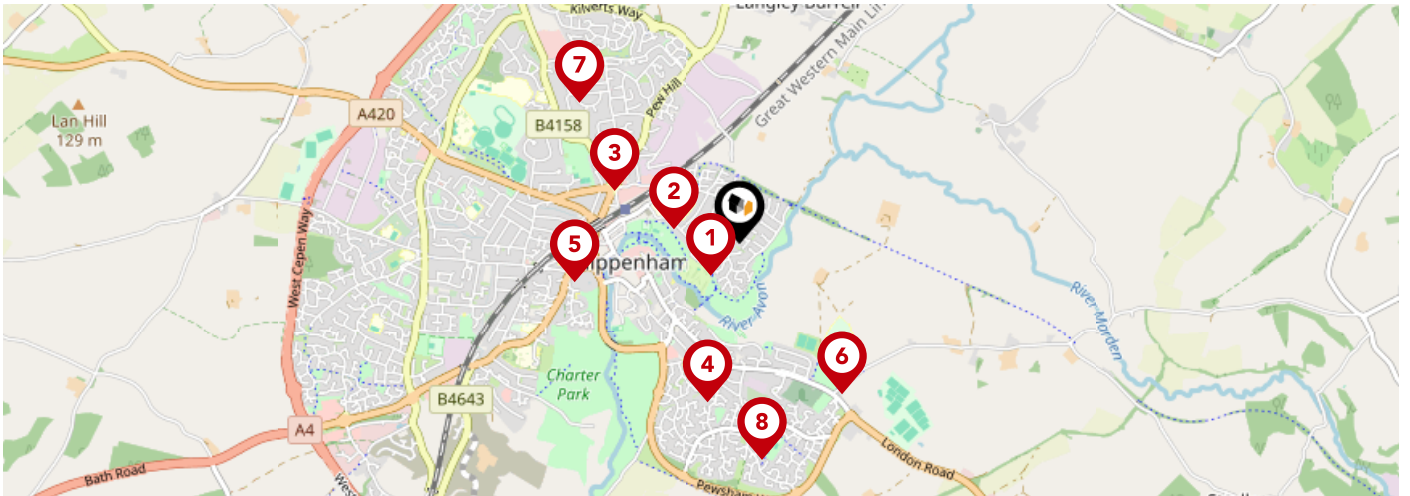
Valid until 19.04.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

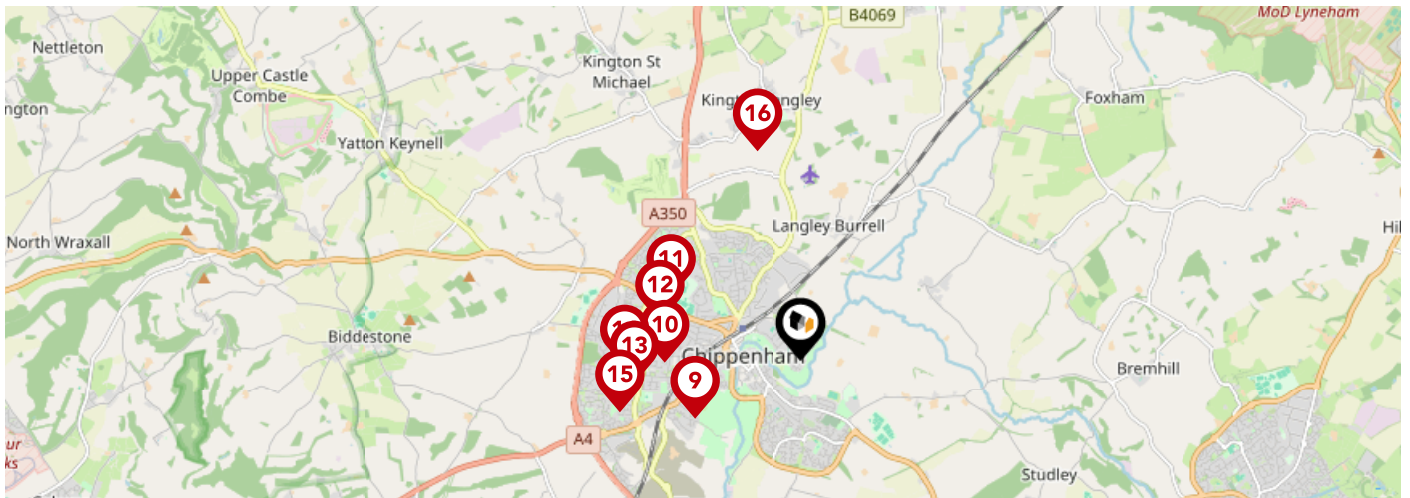
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 4 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | 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 61% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 107 m ² |









Area Schools



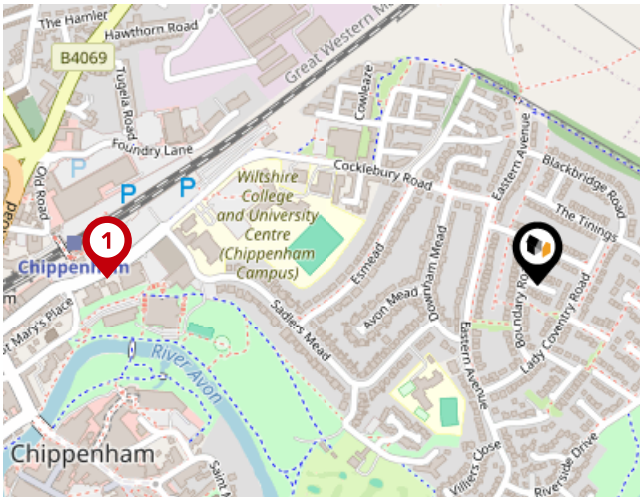
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Monkton Park Primary School Ofsted Rating: Good Pupils: 259 Distance:0.2 | <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:0.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Young People's Support Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.63 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Charter Primary School Ofsted Rating: Good Pupils: 217 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Ivy Lane Primary School Ofsted Rating: Good Pupils: 452 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Abbeyfield School Ofsted Rating: Good Pupils: 879 Distance:0.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Paul's Primary School Ofsted Rating: Good Pupils: 152 Distance:0.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Kings Lodge Primary School Ofsted Rating: Good Pupils: 301 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



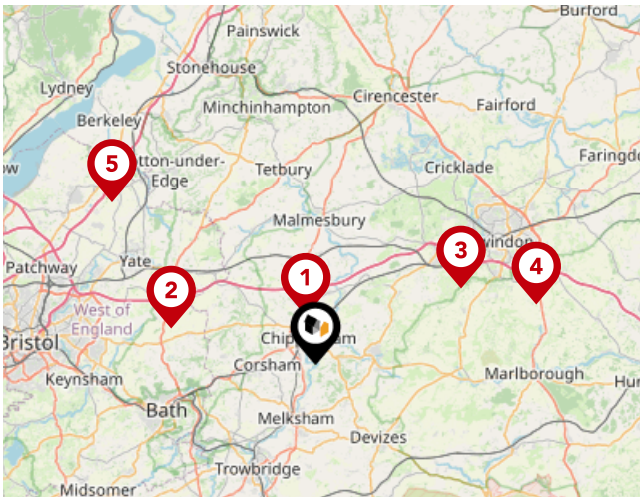
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 165 Distance:1.11 | <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:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hardenhuish School Ofsted Rating: Good Pupils: 1536 Distance:1.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sheldon School Ofsted Rating: Good Pupils: 1626 Distance:1.34 | <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:1.55 | <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:1.63 | <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:1.73 | <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:1.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Chippenham Rail Station | 0.5 miles |
| 2 | Melksham Rail Station | 5.96 miles |
| 3 | Bradford-on-Avon Rail Station | 10.34 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J17 | 3.74 miles |
| 2 | M4 J18 | 10.99 miles |
| 3 | M4 J16 | 12.21 miles |
| 4 | M4 J15 | 16.89 miles |
| 5 | M5 J14 | 19.25 miles |



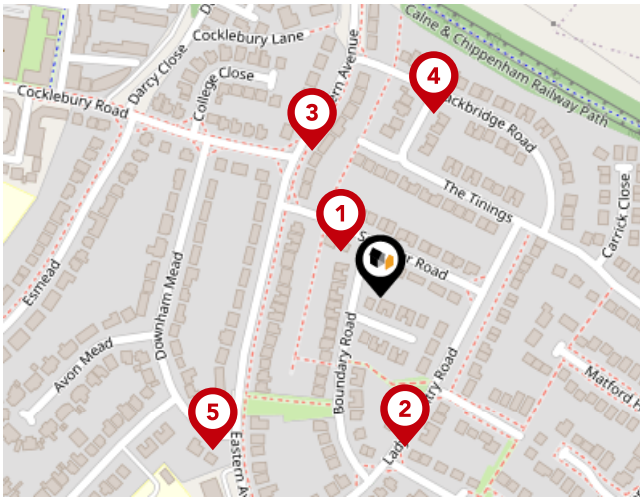
Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------|-------------|
| 1 | Staverton | 30.16 miles |
| 2 | Bristol Airport | 26.7 miles |
| 3 | Felton | 26.7 miles |
| 4 | Kidlington | 42.6 miles |

Area

Transport (Local)

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Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Seymour Road | 0.04 miles |
| 2 | Newall Tuck Road | 0.09 miles |
| 3 | Cocklebury Road | 0.09 miles |
| 4 | Gales Close | 0.11 miles |
| 5 | Downham Mead | 0.13 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

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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