

richard  
james

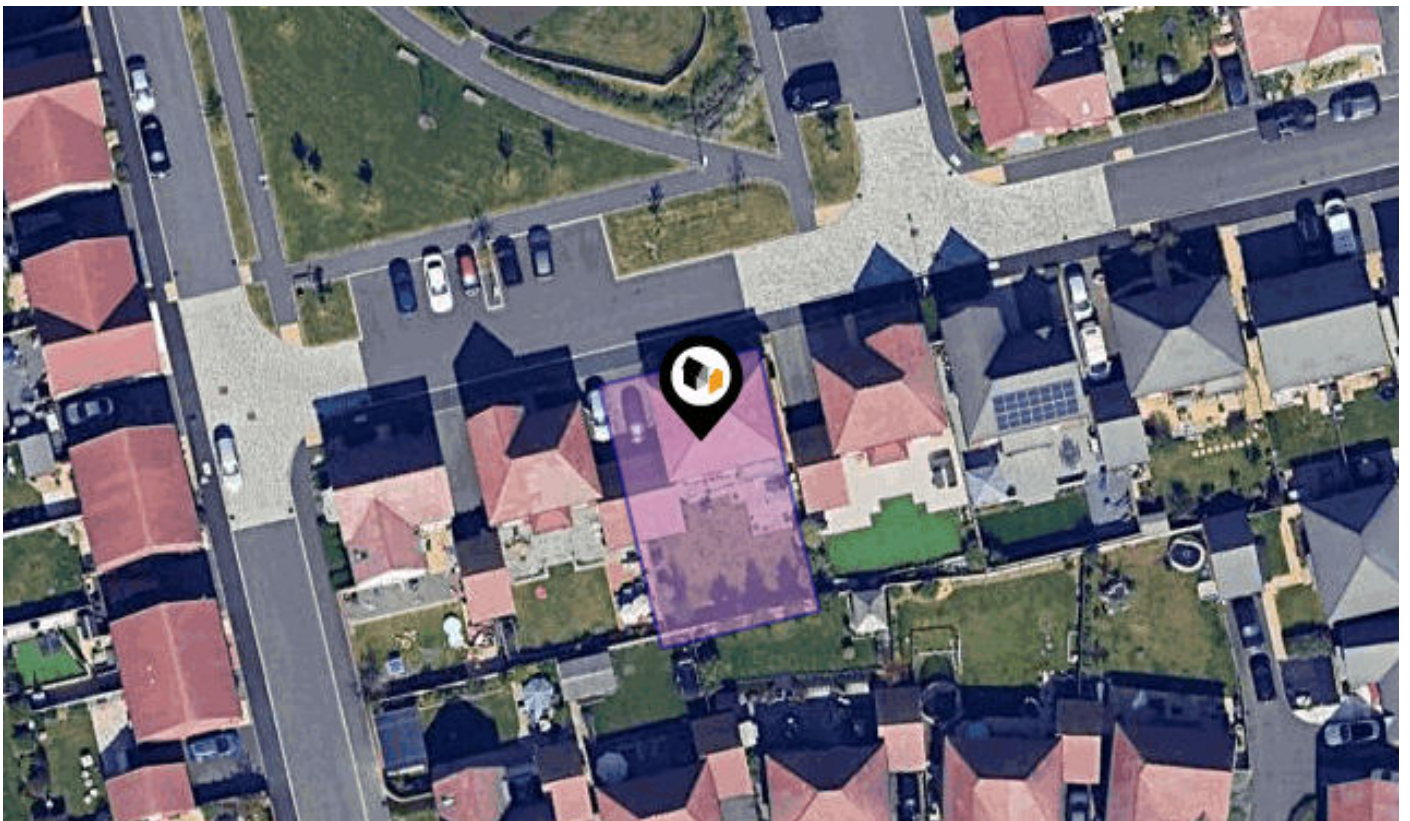


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22<sup>nd</sup> November 2024



**122, EMERALD CRESCENT, SWINDON, SN25 2SN**

## Richard James

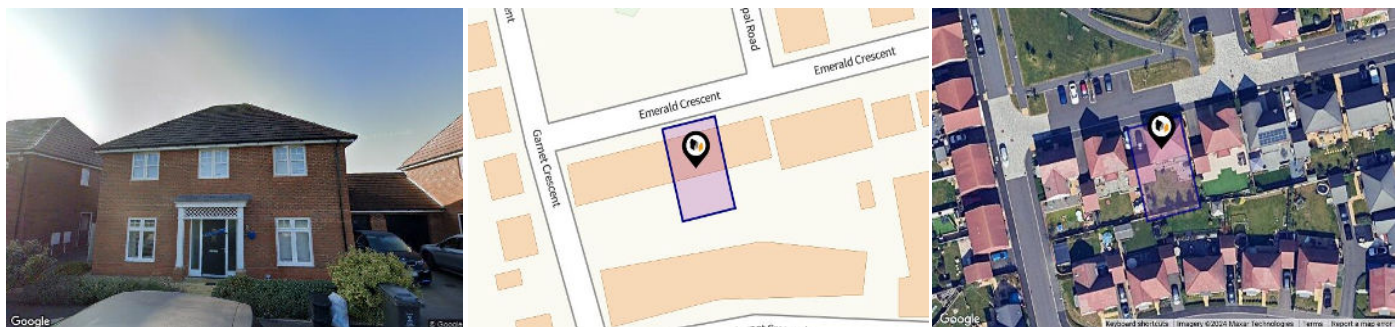
Gemini House Hargreaves Road Swindon Wiltshire SN25 5AZ

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## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	07/12/2017
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£399,950
<b>Floor Area:</b>	1,420 ft <sup>2</sup> / 132 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£281
<b>Plot Area:</b>	0.08 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2017		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,686		
<b>Title Number:</b>	WT434395		
<b>UPRN:</b>	10093398785		

## Local Area

<b>Local Authority:</b>	Swindon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



122, Emerald Crescent, SN25 2SN

Energy rating

**B**

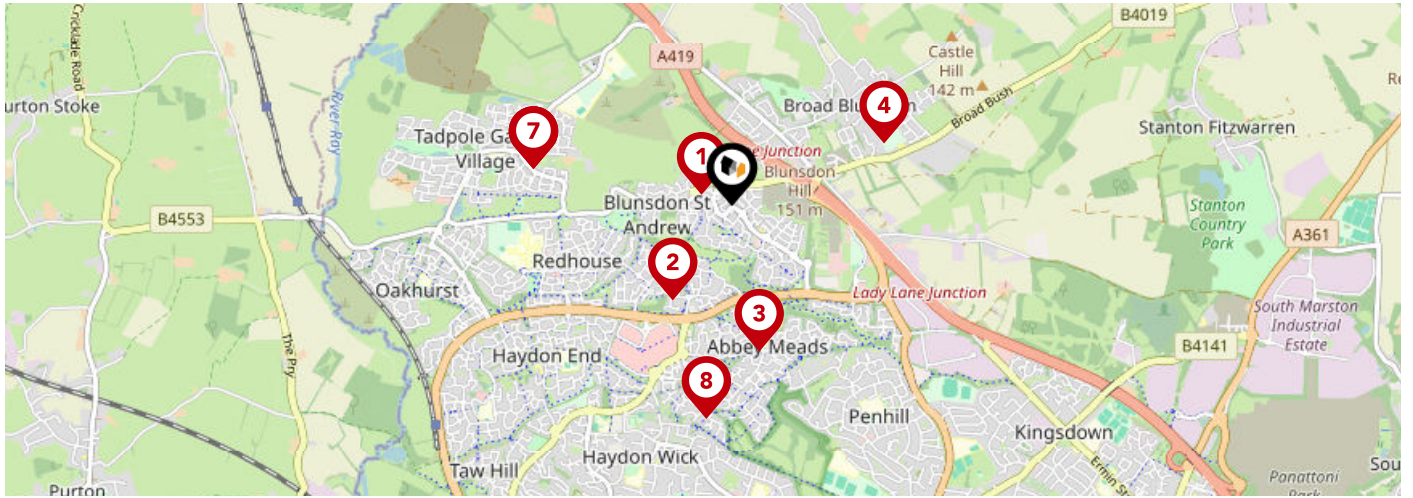
Valid until 14.11.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		93   <b>A</b>
81-91	<b>B</b>	85   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

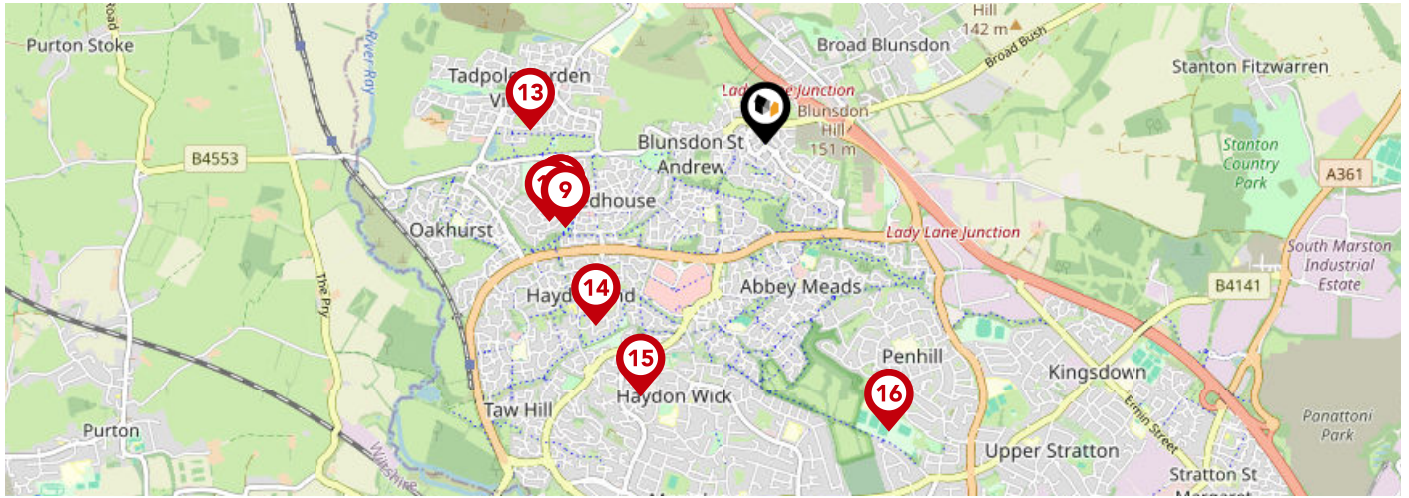
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.13 W/m-Â°K
<b>Total Floor Area:</b>	132 m <sup>2</sup>





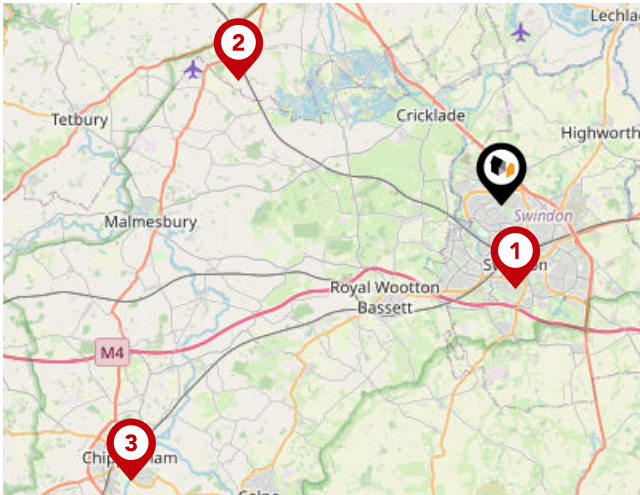
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Abbey Farm Educate Together Primary</b> Ofsted Rating: Not Rated   Pupils: 102   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bridlewood Primary School</b> Ofsted Rating: Good   Pupils: 234   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Abbey Meads Community Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Leonard's Church of England Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 163   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>William Morris Primary School</b> Ofsted Rating: Good   Pupils: 345   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Churchward School</b> Ofsted Rating: Good   Pupils: 98   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Western Academy</b> Ofsted Rating: Good   Pupils: 952   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Catherine Wayte Primary School</b> Ofsted Rating: Good   Pupils: 385   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Abbey Park School</b> Ofsted Rating: Good   Pupils: 1180   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brimble Hill Special School</b> Ofsted Rating: Good   Pupils: 103   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Uplands School</b> Ofsted Rating: Outstanding   Pupils: 171   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Oaks Primary School</b> Ofsted Rating: Good   Pupils: 470   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tadpole Farm CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 454   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchid Vale Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydonleigh Primary School</b> Ofsted Rating: Good   Pupils: 588   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Seven Fields Primary School</b> Ofsted Rating: Requires improvement   Pupils: 274   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

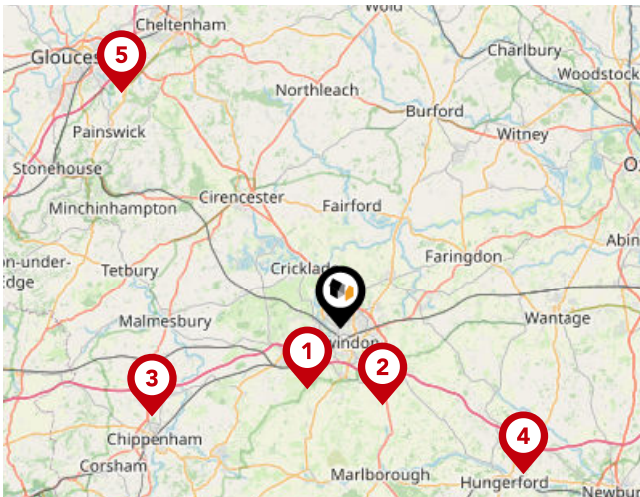
# Area

## Transport (National)



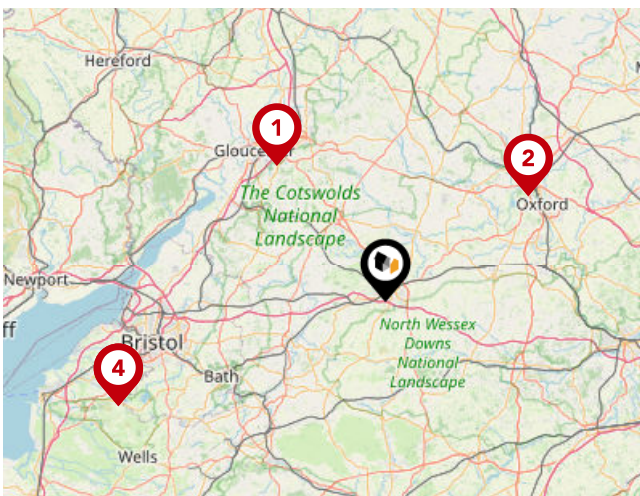
### National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	3.08 miles
2	Kemble Rail Station	10.74 miles
3	Chippenham Rail Station	17.05 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	5.04 miles
2	M4 J15	6.48 miles
3	M4 J17	15.38 miles
4	M4 J14	17.3 miles
5	M5 J11A	23.57 miles



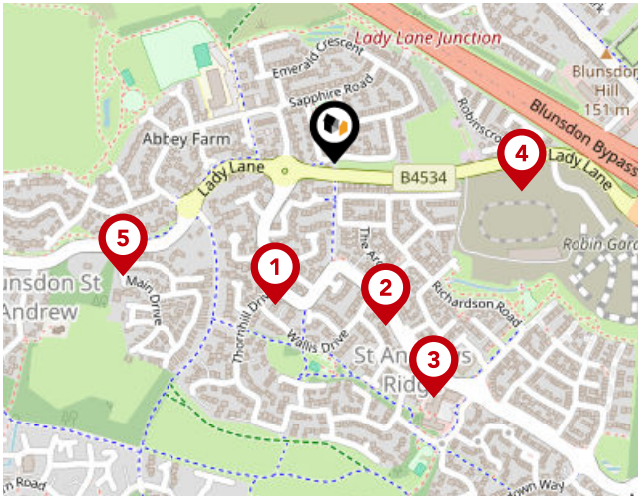
### Airports/Helipads

Pin	Name	Distance
1	Staverton	25.52 miles
2	Kidlington	25.95 miles
3	Bristol Airport	42.25 miles
4	Felton	42.25 miles



# Area

## Transport (Local)

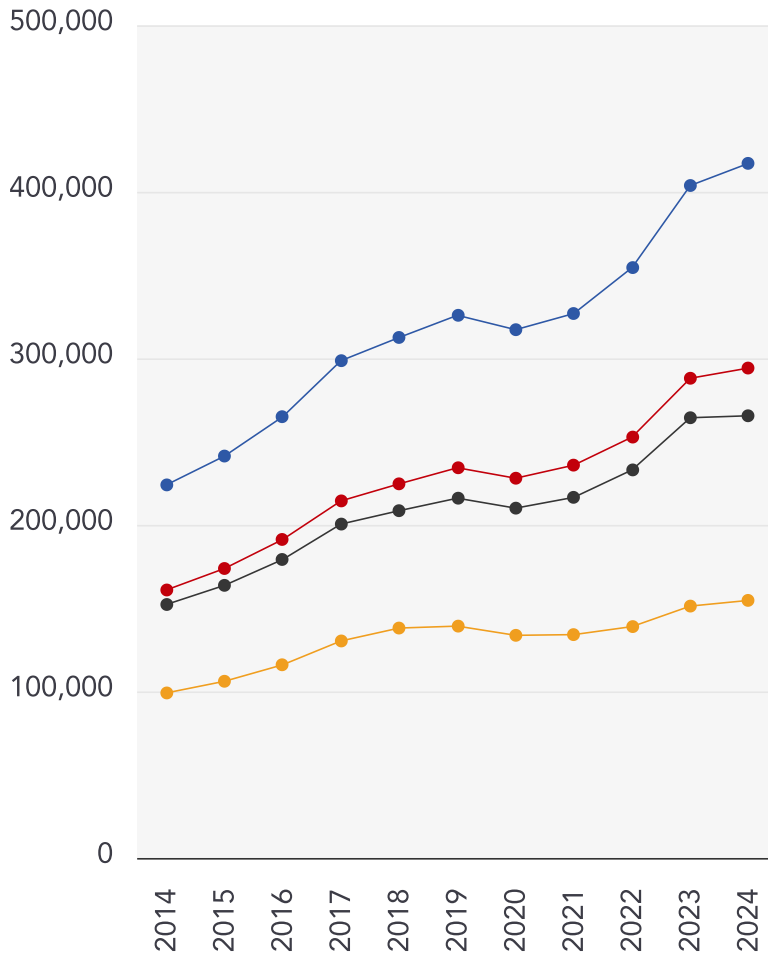


### Bus Stops/Stations

Pin	Name	Distance
1	Thornhill Drive	0.18 miles
2	Wallis Drive	0.19 miles
3	Jovial Monk	0.29 miles
4	Abbey Stadium	0.22 miles
5	Blunsdon Abbey	0.28 miles



10 Year History of Average House Prices by Property Type in SN25



Detached

**+86.18%**

Semi-Detached

**+82.81%**

Terraced

**+74.45%**

Flat

**+56.08%**

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## Richard James

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The Swindon property market is busy, buzzing and very competitive, so standing out from the crowd is important – and we've been doing that for 20 years.

We've got great teams at all of our branches in West Swindon, East Swindon, Highworth, Wroughton, Old Town, Royal Wootton Bassett, North Swindon and Faringdon. We have also a dedicated Apartments & Investments team, who service Swindon and the surrounding area's. They know their local markets inside out and that knowledge really is power. Insight and involvement in the communities we serve puts us right where we need to be – in the know, ahead of everyone else. Our extended network of property and people gives you more choice in what you're looking for and provides a better spread of buyers for your home.

We work for you. You and your home. You and your new home. You and Richard James. It's all

### Testimonial 1



As a first time buyer, the buying process was an extremely daunting time for me (especially considering i bought alone!) but the whole North Swindon team made this as pain free as possible. Friendly, approachable and extremely knowledgeable about the local area, i always felt at ease when speaking to any of the team.

### Testimonial 2



Absolutely fantastic service, they were able to kick the process off so quickly, without compromising on the quality of the advert or the sales pack. The use of technology to make the process seamless and communicate any updates was brilliant and meant that there was no waiting to have phone calls returned and the like. The option to have a set of professional photos of the property taken was definitely the right option as the results were outstanding.

### Testimonial 3



Extremely friendly, helpful and always quick to respond with queries or concerns. Very grateful to purchase a property from Richard James North Swindon and I would recommend them to anyone.

### Testimonial 4



Richard James North Swindon is fantastic. Really good communication, professionalism. Always polite with very good customer service skills. Helped us sell as well as buy. Highly recommended.



# Richard James

## Data Quality

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