

NB Hearnes cannot accept any liability for inaccurate or omitted information.

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

Part A

Heating:

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Gas Central Heating. Full smart home (Honeywell Evo Home - Upgraded 2025)

Do you have underfloor heating or radiators?

Radiators

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

N/A

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

No. But outside sockets suitable for 3 amp charging (slow but does the job overnight).

Are there any communal heating systems? If yes, please provide the above and any further information on this.

No

Where is the boiler and when was it installed?

Kitchen. Installed in 2016 and serviced every year (2025 service not done yet).

Is it a combination boiler or do you have a separate water tank?

Separate water tank with additional electric heating (if ever a problem with gas).

Fuse box location?

Under stairs (smart meter with 3g thing).

Gas meter location?

Out side (side rear) Also connected to smart meter 3g thing).

Water and drainage:

Do you have a water meter and if so, where is it located?

Yes, pavement.

Is the water supplied by a borehole, spring or well?

Don't know.

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains Drainage

Is there a water softener?

No.

Stop cock location?

Kitchen in between dishwasher and washing machine.

Phone and internet:

Broadband

For any information regarding broadband a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

For any information regarding mobile signals a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

Private Drive

Is there parking to the property? Please provide information.

Private Drive

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

1930's

If new build / newly converted, is the title registered?

Cant see the question

Is the building pre-fabricated? If yes, who do you insure with?

No

Is the building thatched? If yes, who do you insure with?

No

Are there timber windows?

No

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

Plenty of improvements but nothing requiring planning permission

Has the property ever undergone any structural work or underpinning?'

No

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

No

Part B

Are there any building safety or structural risks you are aware of?

No

Are you aware of there being any asbestos at the property?

Cant see the question

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

Not aware of any.

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

No

Are there any public right of ways, easements or servitudes?

No

Are there any Tree Protection orders in the garden? Are any trees above 50'?

No

Is there any known flood risk of coastal erosion to your property or the local area?

No

Which way is the garden facing?

South / South East (sun on the patio most of the day)

Other:

Are you prepared to vacate the property?

Yes, when we have somewhere to go....

Have you considered which fixtures and fittings you would leave or take with you?

Will leave all blinds, curtains, lampshades. Integrated goods will stay. Happy to leave the bedroom wardrobe if wanted.

Is your loft boarded and insulated? Is there a loft ladder?

Loft has insulation and is 50% boarded (can easily be used as a storage space).

Are you aware of any spray foam insulation?

No (cavity wall insulation but new roof with waterproof liner).

Are you aware of any moth or pest infestation at the property? If yes, please provide any evidence of treatments which have taken place.

No infestations.