

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

Part A

Heating:

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

Gas

Do you have underfloor heating or radiators?

No

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.

No

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

No

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?

Utility Room; understood to be 2004

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

Water Tank

Fuse box location?

Garage

Gas meter location?

Garage

Water and drainage:

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

Yes.

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

No

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

Mains

Is there a water softener?

No

Stop cock location?

Front pavement & cupboard in entrance hall

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?

no

Is there parking to the property? Please provide information.

yes

Is there a garage and where is it located?

yes, integral, but shortened

Property construction:

What year was the property built?

Understood to be between 1955 and 1960

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

Not applicable

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.

No. Previous owners undertook work in 2004. Planning: 7-2004-21336

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

Not that we are aware

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

None that we are aware

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?

No

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, but not searched

Are there any restrictions or covenants to the property?

None material. Restrictions on adding additional dwellings on the site.

Which boundaries belong to the property?

Believed to be the NE boundary

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

None known

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

Not known

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

No

Which way is the garden facing?

North-west

Other:

Are you prepared to vacate the property?

Yes

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

We are not taking anything, but be alert to items belonging to tenants

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

Converted for use

Are you aware of any spray foam insulation?

Not that we are aware

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

Some treatment in 2004, nothing current