

Part A

Heating:

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

NEW GAS BOILER FITTED IN AUGUST 2022 PLUS 2 RADIATORS

Do you have underfloor heating or radiators?

WALL MOUNTED RADIATORS (12) + GAS FIRES IN LOUNGE AND DINING ROOM.

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? AUGUST 2022.

IN THE KITCHEN CUPBOARD AT EYE LEVEL TO THE LEFT OF THE COOKER

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

CONDENSER BOILER - HOT WATER TANK IN AIRING CUPBOARD ON LANDING.

Fuse box location?

UTILITY ROOM

Gas meter location?

UTILITY ROOM

Water and drainage:

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

PAVEMENT AREA OUTSIDE SIDE GATE

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 DRAINAGE

Is there a water softener?

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?

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)

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

LOOKING AT THE FRONT OF THE PROPERTY FROM THE SIDE GATE ON THE RIGHT TO THE REAR FENCE IS NO 29 RESPONSIBILITY. ON THE LEFT SIDE

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

No

NO 27 IS RESPONSIBLE - THE REAR FENCE BEHIND THE CONIFERS IS THE RESPONSIBILITY OF THE OWNER BEHIND

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

No

No

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

No

Which way is the garden facing?

FRONT FACED 57 DEGREES NORTH EAST BY EAST.
REAR GARDEN IS 237 DEGREES SOUTH WEST BY WEST.
Other:

Are you prepared to vacate the property?

TBC.

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

TBC.

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

PART BOARDED AND INSULATED THROUGHOUT - PULL DOWN LOFT LADDER

Are you aware of any spray foam insulation?

No

Stop cock location?

IN CUPBOARD UNDER SINK IN KITCHEN - LEVER TYPE.
CAN ALSO BE TURNED OFF AT WATER METER

Phone and internet:

Broadband type and indication of speed?

FIBRE 36MB.

Mobile signal / coverage?

O.K.

Parking:

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

NO - DRIVE IS APPROX. 46 FT. LONG X 8 FT. WIDE (14 FT. X 2.43 FT.)

Is there parking to the property? Please provide information.

SEE ABOVE

Is there a garage and where is it located?

A SINGLE GARAGE ADJOINING THE PROPERTY

Property construction:

What year was the property built?

1932

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

/

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?

3 SMALL WINDOWS ARE TIMBER FRAMED WITH SECONDARY GLAZING.

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

Has the property ever undergone any structural work or underpinning?

No.

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