

**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?

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.

No

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

Electric vehicle charging supply point. Owned. Electricity supplied through Octopus.

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?

Gas boiler. Installed in January 2021

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

Separate 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?

On the pavement in front of the house

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?

Back bedroom

**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?

Own the driveway.

Is there parking to the property? Please provide information.

Yes

Is there a garage and where is it located?

Yes. Part of the property.

**Property construction:**

What year was the property built?

1956

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

No

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.

Kitchen moved - now a large kitchen dining room, old kitchen converted to back bedroom  
New kitchen units installed May 2023 (existing top). New conservatory (to replace old conservatory) installed in 2020 (10 year warranty). New bathroom installed July 2023.  
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?

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)

No

Are there any restrictions or covenants to the property?

Covenant to obtain permission for changes to property from the original estate owner (i.e when houses first built). Paid c£100 for consent. As far as aware, applies to properties on the road & lots of changes/extensions have occurred to properties on road

Which boundaries belong to the property?

Not sure - to be confirmed from title.

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?

Not known

Which way is the garden facing?

SSE

## Other:

Are you prepared to vacate the property?

Yes

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

Yes

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

Loft space above front room accessed at the top of the stairs

Are you aware of any spray foam insulation?

Unaware