

**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. Open fireplace in lounge.

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?

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. Fitted in June 2014.

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

Combination boiler.

Fuse box location?

Front office.

Gas meter location?

Outside side wall at the front, adjacent bins.

**Water and drainage:**

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

Yes. Between front corner of drive and front shrub border, close to road.

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

Stop cock location?

office, within pipe boxing in corner.

**Phone and internet:**

Broadband type and indication of speed?

Virgin Media. Currently 200Mb/sec download and 26Mb/sec Upload.

Mobile signal / coverage?

Yes

**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.

Driveway for parking 2 cars.

Is there a garage and where is it located?

No

**Property construction:**

What year was the property built?

1986

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

Land registry title.

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.

Yes and will issue certificates separately.

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?

No

Which boundaries belong to the property?

Rear, front but sides may be shared.

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

N/A

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?

N/A

Which way is the garden facing?

South South/east

**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?

Small loft areas are insulated.

Are you aware of any spray foam insulation?

No