

Material Information for Freehold Properties

Part A

Property address [REDACTED] BATH HILL COURT, BATH ROAD, BOURNEMOUTH BN1 2HS

Council Tax Band

E

Asking Price

£425,000

Tenure (Freehold / Leasehold / Share of Freehold for example)

SHARE OF FREEHOLD 999 YEARS FROM 25/12/1983

Part B

Heating:

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

GAS BOILER WITH RADIATORS

Do you have underfloor heating or radiators?

NOT UNDERFLOOR

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?

Yes
BATH HILL COURT HAS FACILITIES FOR CHARGING
OCCUPIANTS VEHICLES FOR A SMALL CHARGE.

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

HOT WATER SUPPLIED BY COMMUNAL SYSTEM.

Where is the boiler and when was it installed?

BOILER IN KITCHEN
CIRCA 12 YEARS AGO, BUT HARDLY USED
AS BENEFIT FROM COMMUNAL HOT WATER BOILER
IN ROOMS BELOW FLAT - LIKE UNDERFLOOR HEATING!

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

NO.

Fuse box location?

KITCHEN

Gas meter location?

OUTSIDE KITCHEN BACK DOOR OF FLAT

Water and drainage:

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

NO PAID BY BATH HILL COURT

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?

MAIN BATHROOM

Phone and internet:

Broadband type and indication of speed?

NONE IN FLAT AS

DAUGHTER SAMANTHA RELIES
ON FREEVIEW FOR HER NEEDS

Mobile signal / coverage?

BUT FACILITIES AVAILABLE FOR
CONNECTION VIA BATH HILL COURT

Parking:

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

SHARED, MAINTAINED

BY BATH HILL COURT

Is there parking to the property? Please provide information.

YES ALWAYS PARKING

AVAILABLE .

Is there a garage and where is it located?

NO .

Property construction:

What year was the property built? 1936.

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

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 EXTENSIONS TO PROPERTY, BUT COMPLETE INTERNAL MODERNISATION IN 2014. WINDOWS ALL REPLACED REQUIRED BCP PERMISSION AS IN A CONSERVATION AREA, Part C

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) NONE KNOWN.

Are there any restrictions or covenants to the property? NOT AWARE OF

Which boundaries belong to the property? PER FLOOR PLAN OF FLAT

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'? N/A

Is there any known flood risk of coastal erosion to your property or the local area? NONE KNOWN

Which way is the garden facing?

N/A AS A FURT

Other:

Are you prepared to vacate the property?

Yes

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

DRENDS WHETHER PURCHASER IS INTERESTED IN AND
WHITE GOODS IN KITCHEN ALL UNVED, APART FROM FRIDGE/FREEZER.

Is your loft boarded and insulated?

N/A

Are you aware of any spray foam insulation?

NO

Is there a loft ladder?

N/A

Received:

Title plan

Title Register

AML

Signed by property owner(s)



ALAN DAVID SETTERS

16/4/2024

SETERS

SAMANTHA ANTHONY SETTERS

16/4/2024

Completion date of form

Signed by Hearn

Solicitors Details:

[REDACTED]

[REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Telephone Number: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

