



**NB** Hearnes cannot accept any liability for inaccurate or omitted information.

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

## **Part A**

### **Heating:**

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

Annex – Gas

Main House – Electric (air source heat pump) and 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.

Solar Panels

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

Tesla Charge Point

3 x Tesla Powerwall storage batteries

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

N/A

Where is the boiler and when was it installed?

Annex – Gardeners toilet

Main House – Utility/Kitchen

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

Separate Water Tank

Fuse box location?

Main House – Kitchen/Utility

Annex – Annex Hall/Office

Gas meter location?

External Wall of Annex x2

**Water and drainage:**

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

No

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?

Yes

Stop cock location?

Street outside

**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 – for 5+ cars

Is there a garage and where is it located?

Yes, rear of annex

**Property construction:**

What year was the property built?

1911

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.

Improvements such as replacement doors, window and insulations don't require planning or building regs

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

No – not to my knowledge

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

No – not to my knowledge

## **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?

Front, Rear, Right side and Left side

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'?

Yes

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

No

Which way is the garden facing?

South/South East

**Other:**

Are you prepared to break chain and vacate the property regardless of onward plans?

No – need to sell to purchase another property

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

Leave all light fittings and curtains

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

Main loft space part boarded and insulated, access via stairs

Annex loft space is insulated but not boarded, no loft ladder

Are you aware of any spray foam insulation?

No

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

No