



### Material Information for Freehold Properties

#### Part A

Property address [REDACTED]

Council Tax Band C

Asking Price 375000

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

Freehold

#### Part B

##### 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?

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?

Upstairs , 5 years ago

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

Combi boiler

Fuse box location?

Downstairs hall

Gas meter location?

Outside the house

**Water and drainage:**

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

outside the house

Is the water supplied by a borehole, spring or well?

well

Is the property on mains drainage or private drainage? If private, please provide details of this.

Main drainage

Is there a water softener?

No

Stop cock location?

Cupboard

**Phone and internet:**

Broadband type and indication of speed?

vodafone fibre

Mobile signal / coverage?

Very good

**Parking:**

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

Yes, no fee

Is there parking to the property? Please provide information.

Yes, garage

Is there a garage and where is it located?

Behind the house

**Property construction:**

What year was the property built?

2001

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?

Yes

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

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 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)

No

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

Garden

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?

No

Which way is the garden facing?

S/E

**Other:**

Are you prepared to vacate the property?

Yes

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

washing machine, tumble dryer

Is your loft boarded and insulated?

N/a

Are you aware of any spray foam insulation?

No

Is there a loft ladder?

No

**Received:**

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:  
  
5CB8F0C438424DF

Completion date of form

5/9/2024

Signed by Hearnese

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