

**NB** Hearnese 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.

Gas - New Full Heating System Installed december 2025

Do you have underfloor heating or radiators?

Radiators all brand new and installed december 2025

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?

December 2025

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

Combi Boiler located upstairs bathroom

Fuse box location?

Under stairs in Cupboard

Gas meter location?

External to right of House on Driveway

### **Water and drainage:**

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

Front of Building

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

mains supply

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?

under kitchen sink - but needs confirming

**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 all private

Is there parking to the property? Please provide information.

Front/Side drive parking for 2/3 cars

Is there a garage and where is it located?

no

**Property construction:**

What year was the property built?

1930's semi

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

Registered as a Freehold House

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.

Property had a change of use from hotel accomodation two units but has been restored to single dwelling 7-2024-536-AI

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?

Not that I am aware of

Which boundaries belong to the property?

Right Hand 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'?

No

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

No

Which way is the garden facing?

North Westerly

**Other:**

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

Property has vacant possession

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

Washing machine for discussion

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

Yes - no ladder

Are you aware of any spray foam insulation?

No nothing

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

Pest control for Rats seen around Garden 3/4 years ago