

Part A

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?

no

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?

boiler is located in cupboard in bedroom 2, installed in 2015
we also have a nest thermostat linked to boiler

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

combination boiler

Fuse box location?

under the stairs - new fuse box fitted
a new distribution board was fitted end of 2023

Gas meter location?

side of the house (east side)

Water and drainage:

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

accessible from the road (front of house)

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?

under the sink in the kitchen

Phone and internet:

Broadband type and indication of speed?

100MB Virgin media

Mobile signal / coverage?

yes

Parking:

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

no - we own the access/driveway

Is there parking to the property? Please provide information.

yes - room for 3 cars including the side of the house

Is there a garage and where is it located?

no

Property construction:

What year was the property built?

1930's

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

N/A

Is the building pre-fabricated? If yes, who do you insure with?

N/A

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 improvements have required planning or building regs

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?

western boundary (

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?

south facing

Other:

Are you prepared to vacate the property?

yes

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

bedroom light fittings, hall lights to take with us
all kitchen, lounge can remain. = bedroom / wardrobe to remain

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

yes, and yes there is a loft ladder

Are you aware of any spray foam insulation?

no

