



Material Information for Freehold Properties

Part A

Property address 15 ST WES GARDENS BOURNEMOUTH BH2 6NS
Council Tax Band E
Asking Price £450,000
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.

VAILLANT GAS BOILER

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? BOILER UP BOARD L. GROUND FLOOR
23 MAY 2014

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

Fuse box location? GARAGE

Gas meter location? GARAGE

Water and drainage:

Do you have a water meter and if so, where is it located? ON PITCH OUTSIDE PROPERTY

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? BOILER cupboard

Phone and internet:

Broadband type and indication of speed? NOT FIBRE SPEED NOT KNOWN

Mobile signal / coverage? YES

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. GARAGE AND DRIVE

Is there a garage and where is it located? INTEGRAL GARAGE

Property construction:

What year was the property built? 1972

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

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? L-GROUND FLOOR DOUBLE BEDROOM WINDOW
SINGLE BEDROOM DOOR

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations. 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? yes

Which boundaries belong to the property? RIGHT HAND + REAR

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? *WEST*

Other:

Are you prepared to vacate the property? *no*

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

Is your loft boarded and insulated? *yes*

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) *Sheela D O'Sullivan*

Completion date of form

Signed by Hearnas

Solicitors Details:

Firm: DIXON STEWART

Name: HELEN STEWART

Address: 372 LYMINGTON ROAD HILMELIFE BH23 5HB

Email: www.dixonstewart.com

Telephone Number: 01425 279222

