

NB Hearnese cannot accept any liability for inaccurate or omitted information.

Part A

Heating:

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

GAS HEATING

Do you have underfloor heating or radiators?

NO UNDERFLOOR HEATING — RADIATORS THROUGHOUT PROPERTY.

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.

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

Where is the boiler and when was it installed?

IN THE KITCHEN — NEED TO CONFIRM DATE ⊛

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

COMBI BOILER ~~NEED TO CHECK~~

Fuse box location?

HALLWAY

Gas meter location?

OUTSIDE BOX LOCATED BY SIDE GATE

Water and drainage:

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

YES — NOT SURE ON LOCATION

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



Material Information for Freehold Properties

Under the Consumer Protection from Unfair Trading Regulations and the Property Ombudsman's Code of Practice we are obliged to ensure that any information we provide to prospective purchasers is not false or misleading and also that we provide all material information a buyer may need. This form may be passed on to interested parties as it contains information to meet that requirement and so we ask that you ensure the questions are all answered accurately to avoid problems and reduce the chances of any agreed sale failing because of missing or inaccurate information.

PROPERTY DETAILS AND ADMIN FEE INFORMATION:

Full Names of Property Owners

SARAH JANE GIDDY
JULIAN ANTHONY HINE

Property address 14 KINGSBERE AVENUE
BOURNEMOUTH
DORSET
BH10 4DL

Council Tax Band BAND D

Asking Price

Tenure Freehold / Leasehold / Share of Freehold for example)

Fee paid to Hearn's to compile the above £60.00 (INC VAT)

Payment Details:

Account Name:

Bank Account Number:

Sort Code:

By Cheque to Bournemouth Office or BACS

Hearn's Bournemouth Ltd

43096807

20-11-39

Solicitors Details: NOT YET INSTRUCTED.

Firm:

Name:

Address:

Email:

Telephone Number:

Is there a water softener?

NO

Stop cock location?

FRONT DRIVE

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 - PRIVATE DRIVE

Is there parking to the property? Please provide information.

YES - PRIVATE OFFROAD PARKING VIA PRIVATE DRIVE

Is there a garage and where is it located?

YES - REAR OF PROPERTY

Property construction:

What year was the property built?

1930'S - CAN CONFIRM Ⓢ

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

NOT APPLICABLE

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.

MADE IMPROVEMENTS (NEW KITCHEN) BUT NOT SUBJECT TO PLANNING.

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?

LEFT

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

Other:

Are you prepared to vacate the property?

YES

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

YES