

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?

Radiators plus underfloor heating in main bathroom.

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, n/a.

Where is the boiler and when was it installed?

Located in top kitchen cupboard in utility room, installed in 2012.

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

Combination boiler.

Fuse box location?

In top kitchen cupboard in utility room.

Gas meter location?

On exterior wall outside utility room door.

Water and drainage:

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

Yes

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?

Yes, located in the utility room in bottom cupboard.

Stop cock location?

TBC but believe to be located in the utility room.

Phone and internet:

Broadband type and indication of speed?

standard BT Openreach Broadband, normal speed.

Mobile signal / coverage?

Good

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.

Yes, on the driveway to the front of the property and also to the side behind double gates.

Is there a garage and where is it located?

Yes, behind double gates on left hand side of the property.

Property construction:

What year was the property built?

Approximately late 1950's / early 1960's.

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

n/a

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?

All UPVC apart from 2 small side windows in lounge.

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

Yes, to follow.

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, not to our knowledge

Which boundaries belong to the property?

From the front, the right hand boundary belongs to the property.

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, not to our knowledge

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

No

Which way is the garden facing?

South/ South East

Other:

Are you prepared to vacate the property?

Yes

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

No, TBC.

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

There is a loft ladder, hatch located in the utility room. Loft is boarded and insulated.

Are you aware of any spray foam insulation?

No