

Part A

Heating:

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

Gas-fired boiler in kitchen with radiators
in all rooms

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.

As described above.

Where is the boiler and when was it installed?

Inside wall cupboard by
kitchen sink

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

Separate water tank in loft area.

Fuse box location?

In main ground floor bedroom - on front wall.

Gas meter location?

External box.

Water and drainage:

Yes, located on driveway.

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

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.

Main drainage

Is there a water softener?

No.

Stop cock location? Under sink under kitchen.

Phone and internet:

Broadband type and indication of speed?
b/f internet - speed unknown.

Mobile signal / coverage?
Yes

Parking: Private driveway shared by four properties

Is there a shared drive or access? If so, who maintains and pays for it?
No A maintains front terraced section. No charges.

Is there parking to the property? Please provide information.
Parking for two cars on black paved forecourt.
Parking allocated in front of garage

Is there a garage and where is it located?
Yes. To side of property.

Property construction:

What year was the property built?
1996.

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?
No

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.
Refitted kitchen and two bedrooms in last 8 years.
Bi-fold door installed between lounge & conservatory
Patio laid to garden

Has the property ever undergone any structural work or underpinning?
Not to my knowledge.

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

Not to my knowledge

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)

None known

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

Fence between No 4 and 3,

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'?

None known

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

No

Which way is the garden facing?

North facing

Other:

Are you prepared to vacate the property?

Yes

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

Not yet.

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

Side opening boarded. No ladder.

Are you aware of any spray foam insulation?

No.