

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?

underfloor Heating in Bathroom  
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 Cupboard in Kitchen Feb 2010

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

Combi Boiler

Fuse box location?

Downstairs WC

Gas meter location?

Outside to the left of front door.

Water and drainage:

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

No.

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?

In the kitchen cupboard next to the boiler cupboard

Phone and internet:

Broadband type and indication of speed?

900 mb Full Fibre

Mobile signal / coverage?

6G

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.

Parking in front driveway 2-3 cars. Further parking behind gates.

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

1923 Approx

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

No.

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.

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?

Not that we know of.

Which boundaries belong to the property?

Right hand fence.

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 PTO.

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

Partly boarded, 200mm insulation, Yes there is a loft ladder

Are you aware of any spray foam insulation?

No.

Please turn over for more information. Thank you.

① A Ring Doorbell.

② An Alarm system which covers the House, the Studio and 2 garden sheds.

③ CCTV system with 7 cameras.

④ Internet networking.

⑤ Wireless radiator temperature control valves.

⑥ Electric fire in lounge.

⑦ Lighting

⑧ Carpets and flooring.

⑨ Kitchen has plumbing for washing machine, + dishwasher

⑩ Kitchen appliances. Fridge freezer, 2 ovens,