

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?

Wall mounted 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. N/A

Where is the boiler and when was it installed? Installed by British Gas with a maintenance agreement since 2006 which has regularly fixed + supplied new parts. Maintained + serviced
Is it a combination boiler or do you have a separate water tank?
Separate water tank

Fuse box location?

In Garage

Gas meter location?

Facing house right hand alleyway side.

Water and drainage:

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

In the public domain/pavement adjacent to the start of the Private Road we are situated at.

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?

Downstairs cloakroom left hand corner.

Phone and internet:

Broadband type and indication of speed?

Fibre optic - High speed / Ultrafast

Mobile signal / coverage?

Vodafone	10 mobile	} Good Coverage All have 5G too
Three	Talkmobile	
Smarty	Asia	
Lebara	<u>02 - No 5G</u>	
Voxi	Lyca mobile EE	

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

Private Road ÷ 4 houses responsible each part to front
we have easement or access along it to our house at end.

Is there parking to the property? Please provide information.

Yes circa 4 cars + 1

Is there a garage and where is it located?

Garage integral one car side door access.

Property construction:

What year was the property built?

Circa 1980's circa 1984.

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

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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 All Double Glazed + Doors.

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

Previous extension to side over Garage + behind garage
rear. Docs sent to show P.P. Granted.

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?

The Private Road houses have right of way/easement over the Private Road.

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?

North

Other:

Are you prepared to vacate the property?

Yes

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

Depends on buyer + sum agreed

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

Insulated to EPC C level. Loft Ladder provided

Are you aware of any spray foam insulation?

None