

NB Hearnes 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

Do you have underfloor heating or radiators?

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?

Kitchen – September 2013 (Glow worm 12HX)

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

Separate water tank

Fuse box location?

TBA

Gas meter location?

Side wall to the left of the garage

Water and drainage:

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

Yes - In Drive under access cover

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.

Yes

Is there a water softener?

No

Stop cock location?

Kitchen under sink

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

Is there parking to the property? Please provide information.

Yes – 2 cars on drive in front of the house

Is there a garage and where is it located?

Yes Integral

Property construction:

What year was the property built?

1991

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.

Main bathroom; Kitchen; Double Glazing in December 2024 (awaiting Fensa certificate)

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?

Yes Covenants for Talbot Village – copy to be forwarded.

Which boundaries belong to the property?

Left side of 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

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

No

Which way is the garden facing?

Back garden: NNE. Front: SSW

Other:

Are you prepared to vacate the property?

Yes

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

Leaving; Kitchen appliances, light fittings, carpets, blinds, curtain poles.

Taking: furniture & curtains

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

Yes

Are you aware of any spray foam insulation?

No

Received:

Title plan

Title Register **DT187016**

AML

Signed by property owner(s)

Completion date of form

Signed by Hearnese

