

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?

Central heating with 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.

None

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

None

Are there any communal heating systems? If yes, please provide the above and any further information on this.

Gas central heating

Where is the boiler and when was it installed?

Gas Boiler is found in the kitchen, new Bax boiler installed on November 2022.

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

It's a combi boiler for central heating and hot water.

Fuse box location?

Near main door/entrance of the property.

Gas meter location?

Outside by the wall of the property near main door.

Water and drainage:

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

In front of the boundary of the property.

Is the water supplied by a borehole, spring or well?

No, it is provided by Wessex water.

Is the property on mains drainage or private drainage? If private, please provide details of this.

Property is on mains drainage.

Is there a water softener?

No.

Stop cock location?

Under the kitchen sink.

Phone and internet:

Broadband type and indication of speed?

City fiber, excellent.

Mobile signal / coverage?

Excellent.

Parking:

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

It has it's own driveway with the garage at the back of the property.

Is there parking to the property? Please provide information.

Yes, it has driveway with garage at the back, also can park in front of the property.

Is there a garage and where is it located?

It has garage located at the back with access.

Property construction:

What year was the property built?

2003.

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

Title is registered - DT309675

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?

None.

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

None, existing kitchen and toilet have been updated.

Has the property ever undergone any structural work or underpinning?'

None.

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

None.

Part B

Are there any building safety or structural risks you are aware of?

None that we know of.

Are you aware of there being any asbestos at the property?

None that we know of.

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 that we know of.

Are there any restrictions or covenants to the property?

None that we know of.

Which boundaries belong to the property?

Front, right, and back.

Are there any public right of ways, easements or servitudes?

None.

Are there any Tree Protection orders in the garden? Are any trees above 50'?

None that we know of.

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

None.

Which way is the garden facing?

South.

Other:

Are you prepared to vacate the property?

Yes, property is empty and no chain. Ready for occupancy by next owner.

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

we'll take mirrors, shoerack and decorative flowers, rest to be left behind.

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

Loft is well insulated, no ladder.

Are you aware of any spray foam insulation?

None that we know of.