



Material Information for Freehold Properties

Part A

Property address [REDACTED] 212 7TH

Council Tax £271.85 pcm

Asking Price £650,000

Tenure (Freehold / Leasehold / Share of Freehold for example)

Part B

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. NO

Where is the boiler and when was it installed? GARAGE SEPTEMBER 2021

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

Fuse box location? GARAGE

Gas meter location? GARAGE

Water and drainage:

Do you have a water meter and if so, where is it located? YES, IN STREET IN FRONT OF PROPERTY

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.

Is there a water softener? NO

MAINS

Stop cock location?

Phone and internet:

Broadband type and indication of speed? FULL FIBRE - 1Gbs

Mobile signal / coverage? 5G

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. FRONT DRIVE + GARAGE

Is there a garage and where is it located? YES, INTEGRATED

Property construction:

What year was the property built? 1971

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

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.

YES, CONSERVATORY CONVERTED INTO HOME OFFICE UNDER PERMITTED DEVELOPMENT CERTIFICATE TO BE SENT BY EMAIL / WHATSAPP



Part C

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 - IN CONSERVATION AREA (TALBOT WOODS)

Which boundaries belong to the property? FENCES TO RIGHT OF PROPERTY WHEN VIEWED FROM THE STREET + BACK 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'? NOT AWARE OF ANY

Is there any known flood risk of coastal erosion to your property or the local area? NO

Which way is the garden facing? NE

Other:

Are you prepared to vacate the property? YES

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

Is your loft boarded and insulated? YES

Are you aware of any spray foam insulation? NO

Is there a loft ladder? NO

Received:

- Title plan
Title Register
AML



Signed by property owner(s) [Signature] [Redacted]

Completion date of form 3.1.24 5.1.2024.

Signed by Hearnese [Signature]

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Offices at: BOURNEMOUTH | FERNDOWN | POOLE | RINGWOOD | WIMBORNE

Solicitors Details:

Firm: TBC

Name: TBC

Address: TBC

Email: TBC

Telephone Number: TBC

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