

[REDACTED]

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?

U/F in Kitchen, and all upstairs bathrooms.

Radiators throughout house other than top floor which has electric fire.

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?

On Cupboard in Kitchen – 2018.

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

Separate water tank in attic.

Fuse box location?

By Front Door

Gas meter location?

In Utility Room

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

Is there a water softener?

No

Stop cock location?

In Cupboard in Kitchen

Phone and internet:

Broadband type and indication of speed?

Virgin with good strength.

Boosted around house and into Summerhouse.

Mobile signal / coverage?

5g available

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 – 3-4 cars

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

Circa 1900

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

Is the building pre-fabricated? If yes, who do you insure with?

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.

Converted downstairs into open plan kitchen. Certificate attached.

Converted top floor from 3 beds to master suite. No planning required.

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

Yes – see above iro kitchen.

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?

Fence between 28 and 30 Kings Park Road and fence at end of the garden.

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?

North West

Other:

Are you prepared to vacate the property?

Yes

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

We will leave all kitchen appliances (Inc Wine cooler) and light fittings.

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

TBA but no ladder

Are you aware of any spray foam insulation?

No

Received:

Title plan	Attached
Title Register	Attached
AML	

Signed by property owner(s)



Completion date of form

6/6/2024.

Signed by Hearnnes