

Part A

Heating:

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details. GAS BOILER,

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?

IN GARAGE AREA INSTALLED IN OCT. 2021

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

SEPARATE WATER TANK

Fuse box location?

UNDER STAIRS CUPBOARD

Gas meter location?

UNDER STAIRS CUPBOARD

Water and drainage:

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

YES, OUTSIDE DOUBLE GATE ENTRANCE

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?

YES, IN GARAGE

Stop cock location?

FRONT RIGHT INSIDE GARAGE

Phone and internet:

Broadband type and indication of speed?

FIBRE TO THE CABINET APPROX. 60 MB.

Mobile signal / coverage?

YES

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.

PARKING FOR UP TO 8 VEHICLES ON FRONT DRIVE
1 VEHICLE IN COVERED CAR. PORT.

Is there a garage and where is it located?

DOUBLE GARAGE TO THE LEFT OF THE PROPERTY

Property construction:

What year was the property built?

APPROX 1933 or 1934

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?

YES ON THE FRONT. LANDING WINDOW AT REAR.
UTILITY ROOM WINDOW AT REAR

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

No

Has the property ever undergone any structural work or underpinning?

No, NOT AWARE.

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?

NOT AWARE

Which boundaries belong to the property?

FENCE TO THE RIGHT OF THE PROPERTY LOOKING FROM FRONT

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 TPOS. NO TREES ABOVE 50'

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

No

Which way is the garden facing?

SOUTH EAST.

Other:

Are you prepared to vacate the property?

No.

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

TBC.

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

BOARDED IN CENTRE. HAS LOFT INSULATION. THERE IS A LOFT LADDER

Are you aware of any spray foam insulation?

No