

NB Hearnies 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 central heating

Do you have underfloor heating or radiators?

all underfloor except top floor 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.

Solar panels but not connected

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?

Two boilers in utility room
serviced every year.

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

Combi

Fuse box location?

hallway cupboard

Gas meter location?

Outside.

Water and drainage:

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

In Road

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

Mains

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

Mains drainage

Is there a water softener?

No

Stop cock location?

garage

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

Is there a garage and where is it located?

Yes

Property construction:

What year was the property built?

2007

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

No

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.

No

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?

No

Which boundaries belong to the property?

rear boundary - others TBC

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'?

Yes - blanket TPO

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

No.

Which way is the garden facing?

North east

Other:

Are you prepared to vacate the property?

Yes.

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

TBC subject to price

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

Yes.

Are you aware of any spray foam insulation?

No

Are you aware of any moth or pest infestation at the property? If yes, please provide any evidence of treatments which have taken place.

No.

Received:

Title plan

Title Register

AML