

**Part A**

**Heating:**

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

Mains gas

Do you have underfloor heating or radiators?

Radiators but underfloor heating in main bedroom en-suite and in bathroom

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 - there are normal external electric sockets

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?

Downstairs toilet. Installed 2013

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

Separate water tank

Fuse box location?

In cupboard bottom left in the kitchen. Also fuse box in garden shed for outdoor electrics.

Gas meter location?

Right hand side of house.

**Water and drainage:**

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

Yes - In footway outside front gate

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 footway chamber outside front gate.

**Phone and internet:**

Broadband type and indication of speed?

VM connection. Good for normal family use.

Mobile signal / coverage?

Good 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.

Driveway takes 4 cars.

Is there a garage and where is it located?

No but top half of drive has a carport. There is a 5m x 3m cabin in the garden.

**Property construction:**

What year was the property built?

c 1930

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

Registered title - DT80005

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.

Loft conversion to bedroom & en-suite. "Permitted Development". Building Regs to follow.

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?

Nothing onerous or unusual - see Charges Register.

Which boundaries belong to the property?

Not known - see LR Plan

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

None known.

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?

None known

Which way is the garden facing?

South

**Other:**

Are you prepared to vacate the property?

Yes

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?

Loft has been converted to bedroom and en-suite.

Are you aware of any spray foam insulation?

No.