

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?

No

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?

The kitchen and installed on 8th October 2010

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

Combination

Fuse box location?

Hallway near the front door

Gas meter location?

Outside wall to the kitchen

Water and drainage:

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

It's located externally to the property according to our previous drainage and water enquiry report.

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?

Under the kitchen sink

Phone and internet:

Broadband type and indication of speed?

Cityfibre, 153mb per second download and upload 370mb

Mobile signal / coverage?

Fine

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.

No, use the public road directly outside the front of the property

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

1910

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

N/A

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)

We are not aware of any.

Are there any restrictions or covenants to the property?

Only standard covenants.

Which boundaries belong to the property?

To the right and the back. We also replaced a fence part way at the rear boundary on the left with no issues from the neighbour.

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 we believe one in our boundary but not above 50'. The trees in our neighbours' properties at the rear have TPOs.

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

No

Which way is the garden facing?

South

Other:

Are you prepared to vacate the property?

Only upon completion of the sale following exchange of contracts.

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

To a degree at this stage.

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

Partly boarded and insulated but no loft ladder.

Are you aware of any spray foam insulation?

No.